HAWAIIAN HOMES COMMISSION
Minutes of Monday, May 18, 2026, at 9:30 a.m.
King Kamehameha Kona Beach Resort,
75-5660 Palani Road, Kailua-Kona, HI 96740,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT	Kali Watson, Chairperson Walter Kaneakua, Oʻahu Commissioner Michael L. Kaleikini, East Hawaiʻi Commissioner Sanoe Marfil, O'ahu Commissioner Shaylyn Ornellas, Kauai Commissioner Makai Freitas, West Hawaiʻi Commissioner Lawrence Lasua, Molokaʻi Commissioner Pauline N. Namuʻo, Oʻahu Commissioner(ICT)
EXCUSED	Archie Kalepa, Maui Commissioner
COUNSEL	Hokulei Lindsey, Deputy Attorney General
STAFF	Richard Hoke, Executive Assistant to the Chairperson Leah Burrows-Nuuanu, Secretary to the Commission Juan Garcia, Homestead Services Division Administrator Kalani Fronda, Land Development Division Acting Administrator Liliane Makaila, Planning Office Acting Administrator Linda Chinn, Land Management Division Special Projects Ashley Tabalno, Land Management Division Land Agent Oriana Leao, NAHASDA Government Relations Program Specialist Michelle Tancayo, Private Secretary to the Chairperson

ORDER OF BUSINESS

CALL TO ORDER
The meeting was called to order at 9:45 am by Chairperson Kali Watson. Eight (8) members were present in person and one (1) excused, establishing a quorum.

APPROVAL OF AGENDA
Chair Watson announced that the Commission would recess at noon for a contested case hearing and lunch. The DHHL community meeting was scheduled for that evening at 6:30 p.m. in the same ballroom.

MOTION/ACTION
Commissioner Kaneakua moved, and Commissioner Lasua seconded, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES
No amendments to the April 20 & 21, 2026, Minutes.

MOTION/ACTION
Moved by Commissioner Lasua and seconded by Commissioner Kaneakua to approve the April 20-21, 2026, Regular Meeting Minutes. Motion carried unanimously.

NO PUBLIC TESTIMONY

I. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

HOMESTEAD SERVICES DIVISION

D-2 Approval of Consent to Mortgage (see exhibit)
D-3 Approval of Streamline Refinance of Loans
D-4 Approval of Homestead Applications Transfers / Cancellations (see exhibit)
D-5 Approval to Certify Applications of Qualified Applicants for the month of April, 2026, see exhibit)
D-6 Commission Designation of Successors to Application Rights - Public Notice 2016, 2018, 2023 (see exhibit)
D-7 Approval of Assignment of Leasehold Interest (see exhibit)
D-8 Approval of Amendment of Leasehold Interest (see exhibit)
D-9 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Leases (see exhibit)
D-10 Commission Designation of Successor – **DALJEAN L. BOOK,** Residential Lease No. 5611, Lot No. 81, Lualualei, Oahu
D-11 Commission Designation of Successor – **KEALA ONA ALII C. KATO**, Residential Lease No. 12670, Lot No. 18293, Kanehili, Oahu
D-12 Commission Designation of Successor – **JOHN K. HANOHANO**, Residential Lease No. 4038, Lot No. 33, Waiakea, Hawaii
D-13 Commission Designation of Successor – **FRANCELIA L. NAPEAHI,** Residential Lease No. 3680, Lot No. 238, Keaukaha, Hawaii
D-14 Cancellation of Lease – **RONALD AKINA** – Pastoral Lot Lease No. 7999, Lot No. 24, Puukapu, Hawaii
D-15 Request for Extension of Deadline to Sign Successorship Documents- **SOLOMON AKAU, JR.**, Residential Lot Lease No. 12710, Lot No. 66, Laiopua, Hawaii
D-16 Request for Extension of Deadline to Sign Successorship Documents – **HERBERT KEALOHA, SR**. - Lease No. 7038, Lot No. 11, Residential Lot, Puu Pulehu, Hawaii
D-17 Request for Extension of Deadline to Sign Successorship Documents – **GARRETT PETERS, JR.** Lease No. 6908, Lot No. 39, Agriculture Lot, Puukapu, Hawaii
D-18 Commission Designation of Successor – **APRIL A. WANA**, Pastoral Lot Lease No. 9058, Lot No. 8, Puukapu, Hawaii
D-19 Commission Designation of Successor – **CAROLINE P. BICOY**, Agriculture Lease No. 7800, Lot No. 25, Hoolehua, Molokai
D-20 Commission Designation of Successor- **CHARLES BUDDY AHEWAIWAINUIOENAMAKOU NIHEU**, Agriculture Lease No. 7815, Lot No. 54, Hoolehua, Molokai
D-21 Commission Designation of Successor – **SHANNON KALANI ALIILOA**

LAND DEVELOPMENT DIVISION

E-1 Approval of Lease Award and Cancellation of Corresponding Application **Pu‘uhona Subdivision Residential Lot,** Waikapū, Maui (see exhibit)
E-2 Approval of Lease Award and Cancellation of Corresponding Application-**Honomū Subdivision Subsistence Agricultural Lot,** Hilo, Hawaii (see exhibit)
E-3 Approval of Lease Award and Cancellation of Corresponding Application- **Courtyards at Waipouli Residential Project Lease,** Kapa’a, Kaua’i (see exhibit)
E-4 Approval of Lease Award and Cancellation of Corresponding Application-**Kamalani Subdivision Residential Project Lease,** Kihei, Maui (see exhibit)
E-5 Approval of Lease Award and Cancellation of Corresponding Application- **Panaewa Subdivision Residential Project Lease**, Hilo, Hawaii (see exhibit)

RECOMMENDED MOTION/ACTION
Administrator Juan Garcia presented 13 Items (D2 to D14) for approval.
Administrator Kalani Fronda presented 5 Items (E-1 to E-5) for approval.

J. Garcia presented consent agenda items D2–D21 for approval. Items D2–D9 involved routine application and lessee transactions, D10–D13 and D19–D21 involved commission designations of successors through public notice after no valid successors existed and claimants came forward, D14 recommended cancellation of Lease No. 7999 because no qualified successor was identified, and D15–D17 requested extensions of previously approved succession deadlines to allow successors additional time to complete the process.

DISCUSSION
Commissioner Kaleikini asked whether anyone had expressed interest in D14, and J. Garcia confirmed that no claims or qualified successors were received through the public notice process.

Chair Watson noted that the E-items also needed to be included in the Consent Agenda before proceeding with approval.

MOTION/ACTION

Moved by Commissioner Kaleikini, seconded by Commissioner Freitas, to approve the Consent Agenda as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini	X		X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

B. REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-1 Approval to Amend the 2026 Hawaiian Homes Commission Meeting Schedule

RECOMMENDED MOTION/ACTION
Chair Watson presented the following:
Motion that the Hawaiian Homes Commission approve the Amendment to the 2026 Hawaiian Homes Commission Meeting Schedule.

MOTION/ACTION

Moved by Commissioner Ornellas seconded by Commissioner Kaneaua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua		X	X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

LAND MANAGEMENT DIVISION

ITEM F-1 Approval to Issue Extension of Lease Term, GL No. 175, Nelson Rego Revocable Living Trust, Kaei Hana I Industrial Subdivision, Waiakea, Hawaii Island, TMK No. (3)2-2-060:014 & 015

RECOMMENDED MOTION/ACTION
Special Projects Agent Linda Chinn presented the following:
Approval to Issue Extension of Lease Term, GL No. 175, Nelson Rego Revocable Living Trust, Kaei Hana I Industrial Subdivision, Waiakea, Hawaii Island, TMK No. (3)2-2-060:014 & 015

L. Chinn requested approval of a 10-year extension for General Lease No. 175 in Hilo, extending the term from 55 to 65 years for the Nelson Regal Revocable Living Trust. The lease had been excluded from earlier extensions due to property deficiencies, but after the required cleanup was completed and approved following close monitoring, the extension was brought back to the commission for approval.

DISCUSSION
L. Chinn explained that Mr. Regal used the property for his manufacturing business. The site had accumulated business-related debris and required cleanup of vegetation and drainage areas, which Mr. Regal completed after four months of follow-up by the department.

MOTION/ACTION

Moved by Commissioner Freitas seconded by Commissioner Kaleikini to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini		X	X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

ITEM F-2 Affirmation of the Hawaiian Homes Commission Action of January 20-21, 2026, to remove Panaʻewa Community Alliance (PCA) as Co-Licensee and recognize the Panaʻewa Hawaiian Home Lands Community Association (PHHLCA), as sole Licensee to License Agreement No. 788, Panaʻewa, Hawaii Island, Tax Map Key No. (3) 2-2 047:075

RECOMMENDED MOTION/ACTION
Special Projects Agent Linda Chinn presented the following:
Motion that the Hawaiian Homes Commission to the Affirmation of the Hawaiian Homes Commission Action of January 20-21, 2026, to remove Panaewa Community Alliance (PCA) as Co-Licensee and recognize the Panaewa Hawaiian Home Lands Community Association (PHHLCA), as sole Licensee to License Agreement No. 788, Panaewa, Hawaii Island, Tax Map Key No. (3) 2-2 047:075.

L. Chinn requested commission approval to affirm its January 2021 decision removing Panaʻewa Community Alliance as a co-licensee, recognizing Panaʻewa Hawaiian Home Lands Community Association as the sole licensee under License Agreement No. 788, and deeming the amendment fully executed without the signature of a Panaʻewa Community Alliance representative, subject to stated conditions.

DISCUSSION
Commissioner Ornellas asked if there was anyone here as a representative for the item being presented.

L. Chinn acknowledged the presence of Kaui Almeida from PHHCLA and explained that although the commission had already approved removing Panaʻewa Community Alliance (PCA) as a co-licensee in January, PCA never returned the amendment documents despite multiple requests. She sought reaffirmation of that action and authorization to deem the amendment effective without PCA's signature, ensuring that PHHLCA could proceed with its project.

K. Almeida explained that since assuming her position in 2019, she worked extensively with LMD regarding the Kamoleao project. PHHLCA had recognized PCA as a third party and removed it from involvement, and the commission had already acknowledged PCA's removal in 2025. However, despite being promised finalized documents in December 2024 and January 2025, she said repeated delays, correspondence sent to PCA, and uncertainty over obtaining executed paperwork had prevented PHHLCA from moving forward with its project. She expressed frustration after years of dealing with management and agreement issues affecting community assets, noting that she had repeatedly asked what would happen if PCA refused to sign and that this concern had led to the current request for reaffirmation. She questioned when she would finally receive the completed documents, explaining that she had traveled a significant distance to attend the meeting and was frustrated by continued delays. L. Chinn responded that the documents would not be available that day but would be sent later.

Chair Watson acknowledged her concerns but urged everyone to focus on moving forward rather than revisiting past delays, emphasizing that the commission's action would allow the project to proceed. A brief discussion followed regarding prior financial assistance received for the project, with K. Almeida clarifying that it was not a grant. Chair Watson reiterated his support for advancing the project, stated that staff were working to assist PHHLCA, and committed to expediting the paperwork and signing the necessary documents so she could move forward with development plans.

Commissioner Kaleikini stated that he understood her situation because he had followed the matter throughout his time on the commission, but encouraged her to focus on moving forward, noting that the real work now lay ahead for PHHLCA.

Chair Watson agreed and emphasized the commission's commitment to supporting the project through assistance with infrastructure, grants, matching funds, and other resources. He recalled discussing the project with her more than 20 years earlier and described it as a valuable opportunity for the community, but noted that despite years of planning and development concepts, little physical progress had occurred.

K. Almeida stated that she had been patient for eight years and had worked to move the project forward by complying with legal requirements. Chair Watson assured her that he would sign the documents that week and directed staff to send them out promptly so the project could proceed.

MOTION/ACTION

Moved by Commissioner Kaleikini seconded by Commissioner Ornellas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini	X		X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas		X	X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

ITEM F-3 **Approval of Revocable Permit Annual Renewals, North & West Hawai'i Island, Various TMKs (See Exhibit)**

RECOMMENDED MOTION/ACTION

Special Projects Agent Linda Chinn and Land Agent Ashley Tabalno presented the following:
Motion that the Hawaiian Homes Commission to the Approval of Revocable Permit Annual Renewals, North & West Hawai'i Island.

L. Chinn requested commission approval to renew the North and West Hawaiʻi Island revocable permits listed in Exhibit A on a month-to-month basis for up to 12 months, no later than May 31, 2027, with authority for the chair to negotiate additional terms as needed. A. Tabalno explained that the request was simply to continue the existing revocable permits.

<u>DISCUSSION</u>
Commissioner Sanoe asked why Exhibit A included some entities with proposed annual rent increases and others without. A. Tabalno explained that rent was not increased for beneficiaries of Native Hawaiian descent, while non-beneficiaries received a modest 3% increase.

Public Testimony - Jojo Tanimoto – Stated that she had expected an explanation on the Kailapa subdivision evacuation road but had received no information from the department despite ongoing efforts with the county and state, and she requested improved communication and asked the chair to assign a representative to work directly with the community. She explained that the evacuation road issue, along with related concerns affecting revocable permits and lease renewals for two downtown Kawaihae lots, was tied to harbor expansion, increased traffic toward Kohala, and growing safety hazards such as narrow shoulders and a lack of crosswalks for pedestrians and cyclists, making the situation increasingly dangerous. She emphasized that these issues required coordination with Hawaiian Homes to move forward and asked for assistance in resolving the communication and infrastructure concerns.

Commissioner Ornellas asked when the last rent rate study had been conducted for the revocable permits listed in Exhibit A and whether rents had recently been increased, noting that while beneficiaries did not receive increases, he questioned the timing of reassessments.

L. Chinn explained that base rents were previously established using tax-assessed land values with an 8% return rate and a 50% adjustment for month-to-month permits, with modest increases applied only to non-beneficiaries, but acknowledged that reassessments had not been done in a few years and could be reviewed for the next cycle.

Commissioner Ornellas emphasized the importance of treating permit holders as partners and ensuring fair and reasonable adjustments, and she responded that an updated assessment would be conducted before presenting upcoming Oʻahu permit renewals the following month.

<u>MOTION/ACTION</u>

Moved by Commissioner Kaneakua seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua	X		X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

ITEM F-4 **Approval of Right-of-Entry Permit to Lai ʻOpua Community Development Corporation, Holualoa, North Kona, Island of Hawaii, TMK No. (3)7-5-014:001**

RECOMMENDED MOTION/ACTION
Special Projects Agent Linda Chinn presented the following:
Motion that the Hawaiian Homes Commission to the Approval of Right-of-Entry Permit to Lai ʻOpua Community Development Corporation (LCDC), Holualoa, North Kona, Island of Hawaii.

L. Chinn explained that the department had acquired the approximately 130-acre property the previous year, which included coffee farming operations under a lease assumed to expire in 2031 and a separate half-acre residential lot with a house that required upkeep. LCDC offered to maintain the remote residential site to prevent deterioration until future planning for the property was completed, and noted that Bo Kahui had volunteered to assist in this caretaking effort on behalf of the community.

DISCUSSION
B. Kahui stated that he had long served as caretaker of the property prior to its purchase by the department, which acquired it for its critical water resources to support future housing development, including up to 800 housing credits, as well as broader community and commercial infrastructure. He explained that LCDC had worked with the department for years, including through the Kulia I Ka Nuʻu program, and viewed the acquisition as beneficial since the land had been slated for sale on the open market. He reported completed infrastructure improvements, including a catchment water system and replacement of a 20,000-gallon tank, and identified ongoing safety concerns such as a tree threatening electrical lines near Hōlualoa that required mitigation. He also noted that a caretaker resided on-site due to the property's isolation, addressing issues of trespassing, vandalism, and hunting activity through signage, monitoring, and consideration of a controlled mitigation plan for invasive pigs, while the caretaker arrangement provided modest income under a department agreement; he confirmed in response to Commissioner Ornellas that the house was currently occupied under a rental agreement.

Commissioner Freitas emphasized the importance of protecting the water source, supporting ongoing community development, and coordinating with land management or the E-team as needed. He acknowledged the presence of hunting activity and the importance of on-site monitoring to deter squatters and vandalism.

Chair Watson clarified that his primary focus was on how the department intended to use the property going forward, particularly regarding potential alignment with homesteading and future development plans.

Acting Planning Program Manager Lillie Makaila reported that the approximately 120-acre parcel in Kona had been designated for agricultural use and was identified in prior island and regional plans as needed land for agricultural homesteading, noting that the department previously had no designated agricultural homestead lands in the Kona area before acquiring the property the prior year. The existing agricultural tenant would remain temporarily under agreement, providing monthly revenue while the department completed a master plan and environmental assessment, funded by carryover from a prior consultant contract. Most technical studies were already completed, and work is scheduled to begin in the coming months. The long-term plan for the site was agricultural homesteading, potentially including a turnkey coffee farm model, with a possible transition to project leasing by fiscal year 2027 once the current tenancy ended.

Chair Watson emphasized that transitioning existing profitable agricultural use into structured homesteading opportunities could improve outcomes for beneficiaries.

B. Kahui affirmed support for preserving the asset but raised concerns about significant traffic challenges on the two-lane agricultural road, noting that previous large-scale development proposals for the site had been stalled due to unresolved traffic study issues, and stressed that transportation impacts would be a critical factor in any future development planning.

MOTION/ACTION

Moved by Commissioner Freitas seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Eight (8) Yes votes, One (1) Excused						

ITEM F-5 **Approval to Issue a License for Access and Utility Easement, Qing & Yong Xia Peng, Waianae, Island of Oahu, Tax map Key No. (1)8-5-004:012(p)**

RECOMMENDED MOTION/ACTION
Special Projects Agent Linda Chinn presented the following:
Motion that the Hawaiian Homes Commission to the Approval to Issue a License for Access and Utility Easement, Qing & Yong Xia Peng, Waianae, Island of Oahu.

DISCUSSION
Commissioner Kaleikini asked whether the proposed access and utility easement was perpetual and whether the compensation was a one-time payment. L. Chinn confirmed that the easement would remain in effect until the property was sold, at which point a new easement would be required for the new owner. She also confirmed that the payment was a one-time fee, based on a recent appraisal.

MOTION/ACTION

Moved by Commissioner Freitas seconded by Commissioner Marfil to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil		X	X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED						

Motion passed unanimously, Eight (8) Yes votes, One (1) Excused

ITEM F-6 **Issuance of Right of Entry Permit, Department of the Army, U.S. Army Corps of Engineers, Per and Polyfluoroalkyl Substances Program (PFAS), Waihona, Pearl City, Oahu, TMK: (1)9-7-024:050**

RECOMMENDED MOTION/ACTION
Administrator Frank Hall and Supervising Land Agent Kalei Young presented the following:
Motion that the Hawaiian Homes Commission to the Issuance of Right of Entry Permit, Department of the Army, U.S. Army Corps of Engineers, Per and Polyfluoroalkyl Substances Program (PFAS), Waihona, Pearl City, Oahu.

F. Hall requested approval to issue a one-year right-of-entry permit to the U.S. Army Corps of Engineers for approximately 20 acres to investigate the possible presence of PFAS, subject to the listed conditions.

Chantal Reininger, the Honolulu point of contact for the U.S. Army Corps of Engineers, noted that legal counsel representatives from the Honolulu and Omaha districts were also available to answer questions regarding the proposed PFAS investigation.

DISCUSSION
F. Hall explained that the investigation was part of a nationwide effort to understand how PFAS, commonly known as a “forever chemical,” moved through groundwater across the United States and was not prompted by any specific activity, contamination concern, or liability issue related to the subject parcel or Hawaiʻi.

Commissioner Kaleikini confirmed that the study was intended solely to better understand groundwater movement and asked whether the commission would receive a report upon completion of the investigation, which C. Reininger confirmed. He further stated that they had concerns with certain provisions in the right-of-entry permit due to federal regulatory requirements and indicated that legal counsel would address those issues. Commissioner Ornellas and Chair Watson then asked whether those concerns would affect the request and sought clarification on the specific objections. C. Reininger then deferred the discussion to the Army Corps’ legal representatives.

Laura of the Army Corps of Engineers explained that the agency typically used a standardized Department of the Army right-of-entry form and generally required higher-level approval for any modifications. She asked whether the commission had reviewed the form.

L. Chinn responded that the document would be forwarded to the Attorney General’s office for final review because it differed from the department’s standard right-of-entry permit. She also added that the form appeared to be a standard federal document and, if approved by the Attorney General, the department would proceed with its execution.

Lee Silver of the Omaha District Army Corps of Engineers explained that the primary concern involved differences between the Department of Hawaiian Home Lands’ right-of-entry conditions and the Army Corps’ standard federal right-of-entry document. He noted that some provisions referenced in the department’s letter, including a one-year extension subject to approval by the Hawaiian Homes Commission chair, were not included in the federal right-of-entry form. He explained that the federal document instead provided access for a period sufficient to complete the investigative work, generally not exceeding 18 months or lasting through the duration of the investigation if longer, because federal procurement and environmental review processes required uninterrupted access to complete the necessary work. The intent was not to obtain indefinite access but rather enough time to finish the investigation and associated reporting requirements, which could involve contracts issued by other Army Corps districts.

L. Chinn responded that the department could only grant a 12-month right-of-entry permit but could approve extensions if additional time was needed. L. Silver explained that the length of the investigation itself had not been a major concern. However, he noted that if Hawaiʻi law restricted the permit to one year, the Army Corps might need to seek approval from higher headquarters because federal agencies were limited in the modifications they could make to standard agreements without additional authorization.

Chair Watson stated that the Commission wanted to accommodate the investigation because determining whether PFAS contamination existed was important for protecting the health of beneficiaries and other users of the property. He indicated that the Commission would support the time needed to complete the study, provided the investigation was conducted within a reasonable timeframe and the results were shared with the department. Silver clarified that the Army Corps was acting primarily as the procurement and real estate agent for the project, while the Army National Guard served as the lead agency under CERCLA *(Comprehensive Environmental Response, Compensation, and Liability Act)* for the PFAS investigation. He expressed hope that the investigation would not reveal significant contamination and that all findings and reports would be provided to the department in a timely manner.

Commissioner Kaleikini asked whether the results of the statewide PFAS investigation would be made publicly available. L. Silver responded that he could not speak on behalf of the National Guard Bureau but explained that CERCLA-related environmental investigation documents were generally made available to the public through local repositories or online databases such as DENIX *(Department of Defense (DOD) Environment, Safety & Occupational Health Network and Information Exchange)*. He noted that stakeholders were typically kept informed through publicly accessible reports, but emphasized that the National Guard would need to officially confirm the availability of the investigation results.

Commissioner Marfil asked how many PFAS research sites the Army Corps was investigating. C. Reininger responded that she could only speak to Hawaiʻi, where she was currently overseeing five sites on Oʻahu and had recently been assigned three additional sites, bringing her total to eight. She noted that new sites were being identified regularly and that the effort was part of a nationwide program, although she did not have information on activities in other states.

Commissioner Ornellas then asked whether the only unresolved issue with the proposed right-of-entry permit was the duration of access. L. Chinn initially indicated that the time period appeared to be the primary concern, but Commissioner Ornellas noted that earlier comments suggested there might be additional issues. Lee Silver clarified that the permit duration was the only concern he was personally aware of.

C. Reininger then identified several other provisions that could conflict with federal requirements. She explained that the Army Corps could not agree to a clause allowing unspecified additional terms and conditions because it could potentially impose obligations inconsistent with federal acquisition regulations. She also stated that provisions related to liability raised sovereign immunity concerns for the federal government, and that the government could not comply with insurance requirements because federal agencies were self-insured and therefore unable to obtain separate insurance coverage for the right-of-entry permit.

Commissioner Ornellas stated that she could not support the request as submitted because several permit provisions remained unresolved, representing a significant portion of the terms under consideration. She said she was uncomfortable approving the item without clearer language and a better understanding of how the document's terms and legal provisions would be addressed.

L. Silver apologized for previously misunderstanding the discussion, explaining that he had initially believed the questions concerned only the discrepancy between the permit duration and the Army Corps' standard right-of-entry form, whereas the commission was actually discussing broader concerns about multiple permit provisions. He thanked C. Reininger for clarifying the issue and acknowledged the misunderstanding.

Commissioner Kaneakua commented that Commissioner Ornellas' primary concern appeared to be whether the commission could legally execute an agreement with the Army Corps given the federal agency's objections to several permit provisions, and he sought a clear yes-or-no answer on that question before proceeding.

Chair Watson directed the question to Deputy Attorney General Hoku Lindsey, asking whether the department could legally execute the right-of-entry agreement despite the unresolved issues raised by the Army Corps. She responded that the agreement could be executed, but the AG's office would first need to discuss several provisions with the Army Corps to determine what changes each party could make and reach a mutually acceptable agreement. Chair Watson noted that other state agencies had successfully entered into similar agreements with the Army Corps and expressed confidence that a solution could be reached.

Commissioner Ornellas remained concerned that the commission had not yet received a comprehensive list of all requested edits and revisions from the federal government and questioned whether approving the item before those issues were fully identified could expose the department to future litigation.

H. Lindsey explained that the agreement remained subject to review and approval by the AG's office, as required by the permit conditions, and that any unresolved legal concerns would be addressed during that review. When Commissioner Ornellas pressed whether the federal government's objections would ultimately determine whether the agreement could proceed, H. Lindsey confirmed that the AG's office would not approve the agreement unless all legal issues were satisfactorily resolved, assuring the commission that final approval would depend on completion of that legal review.

Public Testimony - Jojo Tanimoto – Tried to address concerns about Kawaihae, but Chair Watson redirected her to the specific agenda item (F6) regarding testing approval, stating her broader comments were not relevant, after which she reiterated her concerns before the chair closed discussion.

MOTION/ACTION

Moved by Commissioner Kaleikini seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini	X		X			
Commissioner Kalepa						X
Commissioner Kaneakua		X	X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas				X		
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED Motion passed unanimously, Seven (7) Yes votes, One (1) No vote, One (1) Excused						

ITEM F-7 **Issuance of Revocable Permit, Homestead Community Development Corporation (HCDC), West Kauai Emergency Shelter and Kumu Camp, Kekaha, Kauai, TMK: (4)1-2-002:023(p)**

RECOMMENDED MOTION/ACTION

Special Projects Agent Linda Chinn presented the following:

Motion that the Hawaiian Homes Commission to the Issuance of Revocable Permit, Homestead Community Development Corporation (HCDC), West Kauai Emergency Shelter, and Kumu Camp, Kekaha, Kauai.

L. Chinn requested approval to issue a month-to-month revocable permit to the Homestead Community Development Corporation for approximately 30 acres of Hawaiian Home Lands in Kekaha to develop and operate a hurricane and tsunami emergency shelter and maintain a camping and recreational facility known as West Kauai Kumu Camp, subject to the listed conditions. She noted that Mr. Garrett Danner, Deputy Director of the CIP division, and Chairperson L. Kapuniai, representing HCDC (Homestead Community Development Corporation), were available to answer questions.

G. Danner stated that the organization planned to partner with the West Kauai Homestead Hawaiian Home Association to use approximately 30 acres of Hawaiian Home Lands in Kekaha for emergency preparedness, particularly to address tsunami evacuation needs along Kekaha Road, where congestion and safety concerns occurred during emergencies. The project would also include a camping component to support self-sustainability and maintenance costs, as funding could not rely solely on grants or the DHHL. Issues observed on the site, such as abandoned vehicles and occasional fires, emphasized coordination with land management staff, and clarified that the proposal aligned with long-standing planning efforts dating back to 2012 and a formal request first made in 2022.

DISCUSSION

Commissioner Ornellas noted community feedback indicating that West Kauaʻi residents had long engaged in informal tsunami evacuation practices, then asked why HCDC's involvement and request for 30 acres was necessary, given that such community efforts had existed for decades. G. Danner explained that HCDC was a Native Hawaiian nonprofit and an arm of the West Kauaʻi Homestead Association seeking to support continued progress on the land rather than replace existing community practices. The project was intended as one part of a broader solution to improve and maintain the area for emergency preparedness, emphasizing that it would not solve all issues on its own, and expressed willingness to work with long-standing community members and stakeholders who supported or had concerns about the project.

L. Kapuniai explained that HCDC had requested a permit for the West Kauaʻi parcel because it was necessary to establish an active presence on the land, since none currently existed, and to provide community benefits such as an evacuation shelter aligned with the DHHL regional plan. The organization had operated for 17 years, had the capacity to deliver projects using internal financing and grants, and viewed the effort as an extension of prior work on the West side. On-site presence would help manage the property, deter inappropriate activity, and support DHHL and community goals, emphasizing that the intent was to complement, not replace, existing community efforts and that she was open to further discussion with stakeholders.

Commissioner Ornellas had asked about HCDC's relationship with the Kekaha Hawaiian Homestead Association and how they engaged with homesteaders, to which G. Danner responded that they were in ongoing contact but could not provide detailed information, deferring to a community contact (Auntie Myrna). He also briefly mentioned another project involving the West Kauaʻi Enterprise Center, noting they had secured a state grant for solar installation, and clarified that HCDC functioned as a supporting arm assisting sister agencies rather than claiming to represent all local residents or know all community needs. She further clarified that previous projects, including the Kekaha Enterprise Community Center, had been developed in partnership with the West Kauaʻi Hawaiian Homestead Association and other homestead associations, though not all groups had fully participated at the time. She stated that the intent of the current project was to actively engage all homestead associations and community partners going forward, ensure inclusivity, and prioritize collaboration with any groups willing to participate in developing solutions for the land and its community benefits.

Public Testimony - Bonnie Lynn Manini – Learned of the agenda item shortly before the meeting and had only recently submitted written testimony. She and her family reviewed the proposal and supported the need for emergency evacuation support on Kauaʻi's west side due to recurring evacuation challenges and inadequate shelter access, but noted that evacuations often caused people to crowd upland areas without basic facilities like restrooms, creating sanitation and safety issues, and she suggested infrastructure improvements such as restroom facilities along key evacuation routes. She generally supported the emergency shelter concept but raised concerns that the proposal had expanded to include a "Kumu Camp" component that had not been part of the original community-supported priorities, and it required further consultation with affected beneficiaries before approval.

She further argued that adding a campground could introduce tourism-driven operations that might shift priorities away from beneficiaries, and she warned that reliance on tourist activity could lead to unintended impacts such as trespassing and inappropriate land use, questioning assumptions that a campground would reduce unlawful behavior and noting uncertainty about how much use similar facilities received from tourists versus local residents. She also noted infrastructure concerns, stating that while the site had road access, it lacked sufficient water and would require utility development, and she emphasized that long-standing water shortages in the area had persisted for decades without resolution, making the proposal incomplete in addressing resource needs. Additional concerns about fire prevention, land-use planning, and possible military-related debris that she believed should be assessed and removed before development. She concluded by recommending that the Commission defer or postpone the decision to allow for a more complete plan, stronger community consultation, and improved oversight, including consideration of a Kauaʻi-based land agent to better vet proposals.

Chair Watson had noted that several valid concerns were raised during testimony and also expressed concern that no representatives from the West Kauaʻi Hawaiian Homestead Association were present to support or respond to the proposal. He questioned the absence of beneficiary participation.

G. Danner addressed the concerns raised, stating the nonprofit was not planning major development or reliance on utilities, instead proposing basic infrastructure such as solar power and water tanks, limited use of the land, portable bathrooms, and minimal facilities. He argued that doing nothing would leave ongoing issues like congestion and unmanaged land use unresolved, and said the project aimed to provide safe, structured access for youth groups and community use while maintaining stewardship of the land.

Chair Watson responded that the proposal's merits had been discussed but emphasized the need for broader beneficiary consultation, noting that additional community input—particularly from West Kauaʻi residents and stakeholders like the earlier testifier—was necessary. He stated that a full discussion could be better held at an upcoming Commission meeting on Kauaʻi in August, where more local voices could participate.

Commissioner Ornellas then formally requested that the item be deferred to the August Kauaʻi meeting to allow Westside beneficiaries and local organizations to provide input.

NOTE: Item F-7 was deferred to the August meeting in Kauai

II. ITEMS FOR INFORMATION/DISCUSSION

ITEM C-3 For Information Only – Summary of Legislative Session 2026

RECOMMENDED MOTION/ACTION

None. For Information Only. NAHASDA Government Relations Program Specialist Oriana Leao presented the following:

O. Leao reported that the Hawaiʻi State Legislature appropriated funding to DHH through HB1800 HD1 SD1 CD1. The budget maintained previously approved FY27 funding for DHHL personnel, administrative, and operating expenses, added $23 million in revolving funds for projected expenditures under the Native American Housing Assistance and Self-Determination Act (NAHASDA), authorized $6 million in special funds for green fee projects, $34.2 million for capital improvement projects, and $100,000 for the Haʻikū

Valley feasibility study. The funding would support lot development projects in Hanapēpē, Honomū, and Keaukaha, infrastructure improvements in Nānākuli, and repair and maintenance work on Hawaiian Home Lands statewide.

The Commission approved 13 legislative proposals, five of which were submitted for inclusion in the Governor's 2026 legislative package. Following review by the Attorney General, the Governor's Policy Office, and the Governor, three proposals were included, and one bill, HB2309 HD1 SD1 CD1, successfully passed the Legislature. The bill amended the Hawaiian Homes Commission Act to allow children of a sibling to qualify as relatives for lease transfers and succession rights, similar to spouses, children, grandchildren, and siblings, although federal review and congressional approval would still be required before implementation. She further highlighted several resolutions that passed, including measures addressing homelessness and housing support for Native Hawaiian beneficiaries, financial literacy and homeownership readiness programs, coordination between DHHL and the Department of Transportation to reduce infrastructure costs, support for the East Kapolei Transit-Oriented Development project, recognition of perpetual affordable housing credits, and wildfire risk reduction measures in West Maui.

Chair Watson stated that the Department's highest legislative priority had been SB 3028, which would have dedicated a portion of conveyance tax revenues—estimated at roughly $60 million annually on a permanent basis—to support Hawaiian Home Lands development, particularly vertical housing construction. The funding was intended to help advance 28 active development projects that already had developers, awardees, and, in many cases, construction underway. Although the bill ultimately did not pass, he emphasized that the session was not a complete loss because the Department still secured funding for several projects and retained its unfilled positions, unlike some other state departments. He added that the Department planned to pursue the measure again in the next legislative session, along with other initiatives that had not succeeded, including a proposed tax credit for agricultural, pastoral, and aquaculture development to help fund critical infrastructure costs and encourage greater development on Hawaiian Home Lands. He also noted plans to revisit increasing the Department's loan guarantee authority from $50 million to $250 million to expand lending capacity and further support homesteading opportunities.

O. Leao stated that she would return in June to seek approval for new legislative proposals for the next session.

Chair Watson said the department had made reasonable progress but continued to face major challenges, including a long waitlist, inactive lands, and the need to expand into aquaculture. The legislature had funded infrastructure projects benefiting partner agencies such as the Agriculture Development Corporation, which could help restore water systems and improve irrigation on Hawaiian Home Lands. He also discussed plans to acquire lands in West Kauai and additional fishponds statewide to support aquaculture, cultural practices, food production, and community resilience. The legislature had provided $6 million for geothermal testing, which would support evaluating viable locations in consultation with beneficiaries and communities. He thanked Ori Laeo, K. Fronda, Hawaiian Civic Clubs, SCHHA, beneficiaries, and waiting-list applicants for their advocacy and testimony, emphasizing that continued legislative support was essential. He concluded by noting that the department still needed approximately $6 billion to meet its goals, had acquired more than 500 acres of land under Act 279 through a $56 million investment, and would soon receive a presentation on additional land transfers.

NOTE: Item C-3 Enforcement Update was deferred to the Tuesday agenda.

HOMESTEAD SERVICES DIVISION

ITEM D-1 HSD Status Reports

<u>RECOMMENDED MOTION/ACTION</u>
None or Information Only. Homestead Services Division Administrator Juan Garcia presents the following:

A. Homestead Lease Totals & Monthly Activity Reports
B. Delinquency Report
C. DHHL Guarantees for Hawaii Community Lending Construction Loans

J. Garcia apologized for the delayed distribution of the delinquency report, explaining that posting issues with April payments had not been resolved until the previous week. He reported that Item D1 included status reports on homestead leases, application totals, monthly activities, delinquency data, and information on a construction loan guarantee issued through Hawaii Community Lending to Lawrence Howell in the amount of $237,394 for a project in Keaukaha. He also noted that statewide delinquency had improved, decreasing from 20.6% to 19.5%, although delinquency rates in East Hawaii and Oahu continued to affect overall performance. He stated that the department was actively strengthening collection efforts and informed the Commission that two contested case hearings would be presented for decision the following day, then invited questions from the commissioners.

DISCUSSION
Commissioner Ornellas asked what factors had contributed to the recent decline in delinquencies and whether there had been progress in addressing severe delinquency cases. J. Garcia explained that the improvement resulted from a combination of factors, including the addition of loan services staff dedicated to collections, refinancing efforts, ongoing assistance from programs such as Hoʻomalu, support from charitable organizations, and the hard work of department staff. He added that the department was partnering with additional nonprofit organizations to further strengthen collection efforts and reduce delinquency rates. Regarding severe delinquencies,

Commissioner Ornellas commended Garcia and his staff for the extensive support they provided beneficiaries, noting that such assistance and personal attention were uncommon in traditional lending environments. Garcia credited the department's success to the dedication, compassion, and commitment of Homes and Services Division staff, who worked closely with families facing financial hardships, while acknowledging that in some cases all available remedies were eventually exhausted, requiring the Commission to make final decisions on unresolved leases.

Chair Watson noted that the department remained understaffed relative to the number of outstanding and delinquent loans, prompting efforts to expand support through third-party partners such as Hawaii Community Lending and other consulting groups. He highlighted the contributions of Kui Myers in rebuilding partnerships, developing agreements, and helping shape new strategies to address delinquencies. He also explained that successful collections required a hands-on, face-to-face approach, which local partners and community-based homesteaders were better positioned to provide than some outside lenders that delayed intervention until loans were significantly delinquent. He emphasized that loan repayments were critical because they were recycled into new loans and housing opportunities for other beneficiaries. He also reported ongoing efforts to improve coordination through the Salesforce system, strengthen services, increase housing placements, and make more funds available for future beneficiaries, while thanking Juan Garcia and his staff for their work.

RECESS **12:45 PM**
RECONVENE **12:50 PM**

LAND DEVELOPMENT DIVISION

ITEM E-6 **For Information Only – Workshop on Approval and Authorization to Accept Transfer of Eight (8) State-Owned Parcels in Hilo, Hawaiʻi Island (TMKs (3) 2-1-012:149, (3) 2-1-012:041, (3) 2-4-001:171, (3) 2-4-003:012, (3) 2-4-003:026, (3) 2-4-003:027, (3) 2-4-003:050, and (3) 2-4-076:036) Totaling Approximately 334.078 Acres Under the Act 14 (Sp. SLH 1995) Settlement**

RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Administrator Kalani Fronda and Acquisitions Analyst Riley Kawananakoa presented the following:

K. Fronda introduced a workshop on Act 14, explaining that it was intended to provide background information ahead of the related decision item E8 scheduled for the following day. He then handed the presentation over to R. Kawananakoa to lead the workshop and explain the details of Act 14 and the associated materials.

R. Kawananakoa explained that Act 14 was a settlement to restore the Hawaiian Home Lands trust by transferring 16,518 acres for past state use, leaving a remaining 619-acre balance, and that the department had identified eight Hilo-area parcels totaling 334 acres to address about 54% of that gap. The parcels were selected through GIS mapping, planning reviews, and interagency coordination based on criteria such as being underutilized, free of or having resolvable encumbrances, proximity to infrastructure and public services, and transfer eligibility from state or county lands, and were being advanced through due diligence and agency approval steps before acquisition. He highlighted an 11.88-acre industrial parcel at 135 Operation Street with strong infrastructure access and development potential in a low-vacancy market, and a 322-acre West Kawailani parcel near UH Hilo, hospitals, and the airport with large-scale homesteading potential and economies of scale. He also stated that due diligence would include contamination checks, geotechnical and cultural/historic assessments, and community input, using existing consultant contracts, with final acquisition contingent on Commission approval and completion of due diligence.

<u>DISCUSSION</u>
Chair Watson opened the workshop by noting that the session was informational only and that action would be taken the following day, giving commissioners an opportunity to ask questions about the two Act 14 parcels. Commissioner Freitas asked for clarification on Act 14, confirming that it represented land owed to the department, and inquired whether the parcels were being identified internally or through DLNR. R. Kawananakoa explained that Act 14 involved state lands and that the two parcels presented had been identified through a collaborative process, including both DLNR recommendations and the department's own research.

Commissioner Freitas asked whether the West Kawailani parcel would be strictly for homesteading or allow mixed-use development. R. Kawananakoa responded that determining specific use was outside his role, but noted the land could support agriculture, residential, and subsistence uses. K. Fronda added that any final use would require coordination among internal divisions such as planning and land management, and noted that similar properties could also provide revenue-generating opportunities consistent with legislative expectations.

Commissioner Kaneakua stated that he supported the selection of the 322-acre West Kawailani parcel and appreciated its scale and location, noting that he wanted to resolve questions during the workshop so fewer issues remained for the following day's action item. He asked whether the site, currently described as residential, could support mixed-use development including homesteading, community services, commercial uses, and possibly agriculture to create a broader Hawaiian homestead community hub.

Chair Watson provided historical and strategic context for Act 14, explaining that it was not only a land transfer effort to make the Hawaiian Homes program whole, but also part of a broader $600 million settlement that he had helped oversee while serving as chair of the department. He noted that the settlement provided roughly $30 million annually over 20 years and contributed to the development of about 3,100 new homesteads. He emphasized that the department was not limited to Act 14 lands and was actively pursuing additional land transfers beyond the settlement framework, including properties in Honokaʻa, state housing authority lands, areas near UH West Oʻahu, and partnerships involving Kamehameha Schools, Maui County, and federal programs such as the Hawaiian Homes Recovery Act.

The department was seeking to expand its use of legal entitlements, including water and land rights, and to reduce long-standing constraints on development. He highlighted collaborations with entities such as Aliʻi trusts, Kamehameha Schools, and the Office of Hawaiian Affairs, referencing potential projects that could result in hundreds of additional homesteads in strategic locations. He encouraged continued assertiveness in pursuing new opportunities and emphasized that the department needed to be proactive in securing resources and land for future generations. K. Fronda concluded by thanking the Commission for the opportunity to present the workshop material (E6) and noted that the department looked forward to presenting the related action item E8 the following day.

ITEM E-7 For Information Only - Project Progress, Strategic Funding, Emerging Opportunities, and the Path Forward

RECOMMENDED MOTION/ACTION
None. For Information Only. Acting Administrator Kalani Fronda presented the following:

K. Fronda provided an informational update on the department's development program, explaining progress on projects, funding strategies, and long-term planning efforts to accelerate implementation of the Hawaiian Homes program. The department was advancing multiple initiatives simultaneously, including Act 14 land acquisitions, ongoing legislative progress, and project delivery pipelines, with a focus on scaling homestead development to address a large beneficiary waitlist. He emphasized that the department was on an accelerated trajectory and increased coordination across agencies, developers, and funding partners, and that both horizontal infrastructure development and vertical construction financing were being leveraged together, with roughly $511 million in public infrastructure investment supporting approximately $2 billion in private vertical development.

He highlighted strategic funding sources such as NAHASDA, federal transportation grants, USDA programs, county GET set-asides, and disaster recovery funds, as well as emerging tools like affordable housing credits and bond financing to expand project delivery capacity. He described how GIS mapping and interagency coordination were being used to identify eligible lands and accelerate project selection, while due diligence processes ensured environmental, cultural, and engineering requirements were met before development. He also pointed to multiple large-scale infrastructure and housing opportunities across Hawaiʻi, including transit-oriented development areas, wastewater expansion projects, and county partnerships, stressing that these efforts were designed to unlock revenue-generating opportunities and reduce infrastructure constraints.

He concluded by outlining the department's forward strategy, which included using a mix of funding mechanisms such as DR funds, bonds, CIP appropriations, and private financing tools like LIHTC and revolving funds to advance a multi-project pipeline across islands. He explained that major infrastructure projects would be structured with clear legislative line items and phased development agreements, enabling the department to address multiple homestead waitlists statewide rather than focusing on isolated projects. Bond financing and intergovernmental partnerships would allow the department to secure immediate capital while repaying over time, thereby accelerating wastewater, housing, and utility expansion projects.

DISCUSSION
Commissioner Kaneakua commended the presentation for clearly outlining the department's long-term direction and progress. He highlighted the collaborative efforts of multiple divisions and staff, expressed optimism about future partnerships, and emphasized the importance of teamwork in advancing departmental goals.

K. Fronda responded by thanking the Homestead Services Division and Juan for their essential role in supporting beneficiaries and maintaining the long-term operational backbone of the program, noting that their work extended beyond short-term tasks to sustaining the program over time.

Commissioner Marfil stated that after attending orientation on Saturday, beneficiaries who were impressed with the presentation and felt hopeful about the future of DHHL due to the clear, concise information being shared. She said the presentation demonstrated ongoing progress and provided the level of detail beneficiaries had been seeking, and she commended K. Fromda and the team for their work.

EXECUTIVE SESSION IN 12:30 PM

The Commission convened 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 on two related petitions for requesting contested case hearings relating to lease numbers 9403 and 10155.

EXECUTIVE SESSION OUT 1:30 PM

The Commission reconvened its executive session and reported that it met with its counsel to discuss issues related to its powers, duties, privileges, immunities, and liabilities concerning Item F-1.

LAND MANAGEMENT DIVISION

ITEM F-8 For Information Only – Status of GL No. 275, DIBSHAWAII, LLC a Hawaii limited liability company, Kawaihae, Hawaii Island, TMK No. (3) 6-1-006:007

RECOMMENDED MOTION/ACTION
None. For Information Only. Special Projects Agent Linda Chinn presented the following:

L. Chinn explained that the tenants were present to provide the Commission with an update on their progress since it was they who had granted consent to the assignment of the lease approximately one year earlier in May, and she then invited them to come forward to introduce themselves and report on their work so far.

Keoni Ford, President of DIBS Hawaii, took the opportunity to provide an update on General Lease No. 275, noting appreciation for previous engagement on Kauai and on Hawaiʻi Island. He explained that DIBS Hawaii, as the master lessee, was reporting on its progress and intentions for a 12-acre lease in Kawaihae related to a Biochar facility. He introduced his partner, Donald Ford, who was not present. He also indicated that his business partners from AG Energy Hawaii were present with him and would introduce themselves. Alika Watts and Pomai Freitas explained that they were partners involved in planning for the long-term tenancy and use of land and power at the facility, indicating their involvement in the ongoing development and operational planning for the project. Other partners participating in the project were Bert Tekita of Kuakahi Developments and Dan Kennite of Hawaii Hardwoods.

A. Watts explained that Biochar was a valuable soil amendment and a practical alternative to imported fertilizers, noting that Hawaii and the United States relied heavily on fertilizer imports that were vulnerable to global disruptions. Biochar could be produced at a reasonable cost for farmers, and federal programs were being developed to reimburse farmers for incorporating Biochar into their soil, creating additional incentives for its use. The production process involved heating green waste without oxygen (pyrolysis), which not only created Biochar but also helped address issues such as invasive pests, including rhinoceros beetles and little fire ants. The resulting material could be used in agriculture, sewage and water filtration systems, and other industrial applications. He further emphasized that Biochar offered significant environmental and agricultural benefits that would become more evident as production expanded, and he added that plans were being developed for mobile Biochar units that could be deployed on Oʻahu, Kauaʻi, Maui, and other areas as needed.

K. Ford reported that since receiving the finalized lease transfer, DIBS Hawaii had secured investment interest, technical expertise, and key partnerships to advance the biochar project. He highlighted the project's growth under Native Hawaiian leadership, the development of additional feedstock partnerships, and the importance of establishing reliable supply sources to support expanded biochar production statewide.

D. Kennite explained that Hawaii Hardwoods harvests woody biomass in Hāmākua and supports redirecting those resources to DIBS Hawaii for biochar production. He highlighted the environmental and economic benefits of the partnership, noted the potential for future wood-products manufacturing at the Kawaihae facility, and emphasized the site's existing infrastructure as a key advantage.

K. Ford described DIBS Hawaii's vision to transform the Kawaihae facility into a carbon-negative integrated campus that leverages existing power, steam, waste heat, and captured CO2 to support agriculture, food resilience, energy sovereignty, manufacturing, and economic development. He emphasized the value of the facility's existing infrastructure, including its power generation capacity, in attracting long-term investment and supporting local food, housing, and energy needs through partnerships with local businesses and manufacturers.

B. Tekita stated that his company's partnership with an established modular construction firm would help reduce costs and expand opportunities for local manufacturing. He highlighted the Kawaihae site's available power, industrial infrastructure, and proximity to the harbor as significant advantages for construction and interisland distribution.

K. Ford further explained that DIBS Hawaii was advancing the project through existing lease rights and financing mechanisms, with priorities focused on job creation, workforce development, tenant recruitment, and fulfillment of lease obligations. He noted that the facility's ability to capture and utilize locally sourced CO2 would support dry ice production and other industrial, military, and environmental applications while reducing dependence on imported materials. He stated that initial efforts would focus on recommissioning the plant, securing tenants, and producing biochar and related products, with future expansion supporting broader carbon utilization and environmental initiatives.

<u>DISCUSSION</u>
Commissioner Lasua had asked for clarification on whether flash freezing used in Molokai for preserving and shipping vegetables and fruits was the same as CO2-based dry ice. In response to Commissioner Lasua, K. Ford explained the differences between flash freezing and dry ice, noting that dry ice provides colder temperatures without requiring external power. He described Dibs Hawaii's plan to recover and utilize CO2 through dry ice production and biochar sequestration, highlighting potential applications for food preservation, transportation, and commercial fishing while improving sustainability and carbon recovery in Hawaii.

Commissioner Freitas stated that he had toured the facility about two years earlier and was impressed by the progress made since then. He asked whether eucalyptus trees were being burned to generate CO2 for the project. D. Kennite clarified that their company was only responsible for harvesting eucalyptus and other woody biomass and did not process it, noting that the material was either exported or directed to K. Ford's project partners for further use.

K. Ford explained that recent partnerships and expanded feedstock sources had improved the economics of the biochar project, allowing the facility to move forward as a viable biochar operation while using an integrated system that recaptured heat and energy to reduce costs. He clarified that the project uses pyrolysis and gasification—not open combustion—to convert biomass into biochar and other marketable products, with syngas reused as energy and future plans for CO2 recovery and hydrogen-related applications.

Commissioner Freitas expressed concern about similarities to prior biomass projects such as Hu Honua. In response, K. Ford emphasized that the project differs significantly by focusing on biochar production, energy efficiency, emissions reduction, and shared industrial infrastructure for multiple tenants rather than electricity generation through combustion.

Commissioner Freitas also inquired about job creation and benefits to homestead communities. K. Ford stated that workforce development and homestead engagement were central objectives, with planned partnerships involving homestead associations, educational institutions, and clean energy programs. He noted that the project would create skilled and entry-level employment opportunities and provide public information through an online platform.

A. Watts affirmed that workforce development was a priority, particularly for North Kohala, and projected initial hiring of approximately 18 employees with expansion to about 36 workers and additional jobs created through future tenants. He confirmed that recruitment would be coordinated with homestead organizations and community outreach efforts.

Commissioner Freitas emphasized that workforce initiatives should advance broader homestead goals, including self-sufficiency, education, housing stability, and living-wage employment for Native Hawaiians.

K. Ford acknowledged nonprofit partners supporting literacy, workforce training, and career pathway programs, explaining that these organizations provide established connections to training and employment opportunities and are integral to the project's community-based workforce development strategy.

In response to Commissioner Ornellas, K. Ford explained that captured CO_2 can be permanently sequestered in concrete by partially replacing cement, providing an additional carbon storage method alongside biochar. He also discussed the potential use of biomass processing and biochar systems to address Coconut Rhinoceros Beetle infestations by destroying pests during feedstock treatment and gasification.

Commissioner Ornellas raised concerns about CRB impacts on Kauai and asked about more effective management methods. K. Ford stated that Dibs Hawaii was developing mobile biochar systems that could eventually be deployed statewide, emphasizing that expansion would depend on workforce training, operational capacity, and available feedstock. He noted that the project's long-term approach focuses on producing biochar while addressing environmental challenges locally and reducing the need to transport materials between islands.

Commissioner Kaleikini commended the project's repurposing of an idle Hawaiian Home Lands asset and requested clarification on project phases, CO_2 utilization, workforce development, and energy infrastructure.

K. Ford explained that Phase One focuses on recommissioning and stabilizing operations, with Phase Two planned for 2027 to expand feedstock use and production capacity. He stated that CO_2 is currently imported for dry ice production but will eventually be recovered on-site for industrial and agricultural uses, while biochar production operates independently of the CO_2 system. He further explained that the facility's power infrastructure is intended primarily to support tenants and future energy generation rather than biochar operations directly.

K. Ford also emphasized workforce development, projecting approximately 18–20 jobs in the first year and 60–90 jobs as the project expands. Commissioner Kaleikini requested a future progress update, and the presenters agreed to return as development advances.

PLANNING OFFICE

ITEM G-1 For Information Only – Status Update on Implementation of the 2014 DHHL Water Policy Plan (statewide).

RECOMMENDED MOTION/ACTION
None. For Information Only. Acting Administrator Lilliane Makaila and Water Specialist Cherie Kaanana presented the following:

C. Kaanana explained that DHHL built its first comprehensive water policy in 2014, marking the first major water policy since the Hawaiian Homes Commission Act of 1921. Control over water as a way to hinder implementation of the Act, including early congressional testimony opposing the program by arguing that homestead lands lacked sufficient water and should not be developed, as well as later territorial-era actions where water was denied for DHHL projects while being provided for other developments. She had also described how, even after the Water Commission gained authority in 1991 to reserve water for DHHL, only a few limited reservations had been secured over the following decade, demonstrating continued constraints on access to water resources.

The 2014 Water Policy Plan had been developed over two years with extensive beneficiary consultation, expert input, and multiple community meetings, resulting in a shift from case-by-case water decisions to a consistent policy framework that improved trust, secured “wet water” allocations, and strengthened advocacy outcomes. The policy, which included the vision and mission elements rooted in the Hawaiian Homes Commission Act, values derived from beneficiaries, and implementation goals that required annual updates, which had been the focus of the current presentation. It summarized four priority policy areas emphasizing early and ongoing beneficiary consultation before major water decisions, active advocacy to assert DHHL water rights, and stronger partnerships for education and engagement.

Key accomplishments from the past fiscal year, including continued defense of water rights in regulatory proceedings, progress on water source development in Kona and Maui, and successful environmental review for the Keauhou well. Additional achievements included participation in regional water boards, the revival of an internal Water Hui to coordinate across departments, and expanded interagency collaboration. Looking ahead to fiscal year 2027, they had outlined continued advocacy, permitting and planning work, water system studies, protection and expansion of water reservations, ongoing development efforts in West Hawaii and Maui, and consideration of reestablishing a dedicated water branch, concluding by inviting questions from commissioners.

DISCUSSION
Commissioner Kaneakua stated that the commission appreciated the more assertive approach being taken to water and land issues, noting that it had sent a strong, proactive message.

Commissioner Kaleikini questioned whether there had been any recourse for the historical injustices shown in the presentation, citing early decisions that left DHHL with less desirable lands while better lands were put to other uses, and asked whether anything could still be done.

Chair Watson had responded that efforts were ongoing through agencies such as ADC, with work underway to recover or reallocate lands, identify additional parcels, and pursue pending conveyances and adjustments in coordination with the Department of Agriculture and other entities, noting that it remained a continuous effort.

Commissioner Kaleikini had added that the historical unfairness was acknowledged and should be actively corrected, referencing Prince Kūhiō’s role in advancing the Act despite its limitations and stating that current efforts were aimed to fix those inequities. He had noted that successors such as R. Kawānanakoa were involved and that actions such as Act 14 land transfers and major acreage adjustments were moving forward, but emphasized that further expansion and continued corrective action were still needed.

ITEM G-2 For Information Only – West Hawai‘i Water Projects and Issues Update, Kona, Kohala, and Hamakua Moku, Hawai‘i Island.

RECOMMENDED MOTION/ACTION
None. For Information Only. Acting Administrator Lilliane Makaila, Water Specialist Cherie Kaanana and DHHL Water Consultant Dr. Jonathan Likeke Scheuer presented the following:

Dr. J. Scheuer had stated that the discussion reflected the enduring legacy of Prince Kūhiō’s efforts and the resilience of the Lāhui, noting that despite historical challenges, generations of beneficiaries had achieved significant success by working with difficult lands and continuing to build strong outcomes, including modern business and development efforts, and he had concluded that the progress demonstrated the community’s ability to succeed with the resources provided.

C. Kaanana provided an update on the Water Policy Plan for West Hawaiʻi, emphasizing priority goal number one, which focused on actively communicating with beneficiaries about water decisions, performance, and rights through regional and annual updates. She highlighted three main takeaways, including potential water sources for DHHL lands in North Kona, such as the Kamehameha Schools Keauhou Well Site with 0.66 million gallons per day and a potential additional 0.33 million gallons, the Cannery Commercial LLC Gianulias Well with 0.66 million gallons per day, and the Ota Well providing 18,000 gallons per day through a 2020 tri-party agreement.

She explained strategies to convert "paper water" into usable water by gathering multiple water sources, collaborating with other purveyors, and developing a statewide water resource plan. She also noted Kawaihae's high water rates, a temporary subsidy approved in 2025, and the ongoing procurement of a water rate and cost-of-service study, with updated rates planned for fiscal year 2027. She detailed beneficiary capacity-building through water law training in collaboration with the William S. Richardson School of Law, which had six cohorts and produced a Water Commission representative, and described next steps for advocacy, including awareness campaigns, supporting testimony, and applying for board seats. She announced the next training dates in June 2026, with a May 29th application deadline, and provided contact information for further inquiries before concluding the presentation.

ITEM G-3 For Information Only – Status Update on Plan Implementation in West Hawaiʻi Regions: Hawaiʻi Island Plan (2002), West Hawaiʻi Amendment (2009), Kawaihae (2024), Waimea Nui (2025), and Kealakehe/Laʻi ʻOpua (2020) Regional Plans.

RECOMMENDED MOTION/ACTION
None. For Information Only. Acting Administrator Lilliane Makaila presented the following:

L. Makaila provided a detailed status update on DHHL's planning system and implementation in Hawaiʻi. She explained that the system included a statewide general plan, last updated in 2022 with revised land use categories, island plans (including Hawaiʻi Island, which was nearly fully updated), and 23 regional plans that focused on beneficiary needs, priorities, and resource allocation. The Hawaiʻi Island Plan had evolved from the 2002 plan and the 2009 West Hawaiʻi amendment, covering over 120,000 acres. She reported extensive beneficiary engagement through multiple consultation rounds, geospatial analysis down to quarter-acre parcels, and that a draft plan would be presented soon, with final approval expected in the fall. She also emphasized plans to make the geospatial database publicly accessible online for beneficiaries and to use it for feasibility analysis to expand homesteading opportunities.

L. Makaila then reviewed updates on West Hawaiʻi regional plans, highlighting key priority projects. In Kealakehe/Laʻi ʻŌpua, priorities included North Kona water source development, the KS Keauhou wells and Waiʻaha/Gianulias parcel, expanded homestead options for GAP beneficiaries, renewable energy initiatives in Kalaoa, a future Kona district office, and a potential land swap near Honokōhau Harbor to balance commercial and homestead uses. In Kawaihae, priorities focused on water affordability, infrastructure challenges associated with purchased water systems, emergency evacuation routes, wildfire mitigation, a community resource center, undergrounding utilities for safety, and coastal restoration through NOAA- and REPI-supported projects. In Waimea, projects included the Waimea Nui Homestead Community Initiative, improved water access, commencement planning for the Puʻukapu subdivision with protections for long-term residents, homestead safety and traffic enforcement, and a peer-to-peer agricultural pilot program to support beneficiary-driven farming initiatives.

L. Makaila shared updates on land acquisitions and homestead development. She reported approximately 693 acres of new acquisitions across Kaumana, Honokaʻa, Palamanui, Waiʻaha, and Waiʻōhinu, with plans for residential, agricultural, and community uses. She highlighted the Waiʻaha coffee parcel as a model for integrating homesteading and commercial agriculture, ongoing efforts to secure title for Waiʻōhinu to enable 99-year leases, and the use of legacy funding for master planning, environmental assessments, and expedited pastoral homesteading projects. She also noted $3.6 million in FY26 grant funding to support beneficiary capacity building, disaster mitigation, and homestead infrastructure, emphasizing that these initiatives would strengthen planning, resource development, and sustainable homestead growth across Hawaiʻi Island.

Commissioner Kaneakua thanked her for her exhaustive effort in developing the strategic and community plans, acknowledging her exceptional work in conducting beneficiary and community consultations. He recognized her extensive work, her team, and partners, as well as the value of her relationships with the community and other departments, commending her dedication and hard work. Chair Watson echoed Commissioner Kaneakua's praise, commending her for transforming her division, managing staff effectively, meeting deadlines, and overcoming entrenched mindsets. He acknowledged her leadership in producing high-quality work through her team and expressed gratitude for her efforts.

ITEM G-4 For Information Only – Beneficiary Meetings and Comment Period Report, ʻĀina Mauna Land Use Requests by two beneficiary organization applicants for stewardship and revenue-generating activity proposed for portions of the ʻAina Mauna lands, TMK No. 3-8-001:007 (por.).

RECOMMENDED MOTION/ACTION
None. For Information Only. Acting Administrator Lilliane Makaila presented the following:

L. Makaila reported that Item G-4 covered beneficiary meetings and a comment period regarding Aina Mauna land use requests from two beneficiary organizations seeking stewardship and revenue-generating uses on overlapping portions of DHHL lands near Mauna Kea, including C1 of the Aina Mauna Legacy Plan and areas along the Mauna Kea Access Road. The process was challenging because existing land-use procedures did not adequately address competing requests from beneficiary organizations, treating them the same as non-beneficiary applicants, even though beneficiaries had expressed interest in a distinct process; similar situations had occurred previously in Waimanalo and Kealakehe/La'i ʻOpua. She noted strong attendance at two in-person meetings held on March 31 in Waimea and April 2 at Keaukaha Elementary, with approximately 74 and 104 attendees respectively, significant beneficiary participation, extensive outreach including 7,400 mailed notices, and additional online resources and recordings, with commissioners also attending portions of the meetings.

The comment period produced 39 hard copy submissions, 46 online survey responses, one phone call and two emails (with some additional late comments included), and that feedback largely focused on concerns about the process itself, including frustration that it appeared to pit two beneficiary organizations against each other, while many commenters expressed a preference for cooperation or shared use, though some also questioned whether a competitive process might be appropriate and emphasized the need for organizational capacity in land stewardship roles. Additional concerns included legal clarity regarding the use of revenue for homesteading, protection of existing Humuʻula lessees and their long-standing stewardship roles, and ensuring that any new use would not disrupt current operations. Preference results showing that 46 beneficiaries supported Waimea Nui's application, 26 beneficiaries and 5 non-beneficiaries supported Koa Kia'i's, 4 beneficiaries and 1 non-beneficiary supported both, 2 beneficiaries supported neither, and others requested more consultation or alternative approaches.

She concluded with recommendations that staff may conduct further analysis and applicant meetings, that the commission consider the high level of beneficiary input in decision-making, and that DHHL develop a revised process for competing long-term land-use requests by beneficiary organizations. She suggested that future Aina Mauna dispositions better align with updated beneficiary consultation practices rather than relying solely on older planning frameworks, ensure protection of existing lessees, and comply with applicable regulatory requirements, including environmental review, historic preservation, and cultural resource laws. She also noted concerns raised about potential premature site activity by an applicant, reiterated the importance of distinguishing formal consultation from informational meetings, and provided full documentation for commission review due to the complexity and volume of feedback received.

Commissioner Freitas emphasized that the intent was to provide a fair forum for both sides to present their proposals, ask questions, and maintain transparency. He said the department had placed itself "in the crosshairs" but had done the right thing at the right time and thanked staff for carrying out the process.

Commissioner Kaleikini noted beneficiary concerns that the process appeared to pit Hawaiian groups against each other, although he stated he did not believe the department intended this outcome. He suggested that a future process specific to beneficiary organizations might be considered, but cautioned that creating a new process or working group would take too long, and supported continuing staff discussions with both applicants so the matter could return to the commission for decision-making. He stated support for both Waimea Nui and Koa Kiaʻi applications, recognized both groups' strengths and experience, and emphasized the importance of collaboration over competition. He was concerned about an unauthorized structure on the site, noting it should have been disclosed, and stressed the area's high value and visibility as a world-class location, reiterating support for collaboration.

Commissioner Marfil asked whether the applicant organizations would be willing to engage directly with one another to explore opportunities for collaboration. She supported beneficiary consultation and emphasized collaboration and communication as key principles for serving the broader community. L. Maka'ila responded that such engagement should be staff-led and facilitated as part of DHHL's responsibility to guide beneficiary organizations through the process and ensure appropriate analysis and engagement spaces.

Commissioner Marfil agreed that staff facilitation of discussions would be beneficial. Commissioner Kaleikini added that clear next steps should be established, suggested continued discussions leading up to future meetings (including an informational update before a possible October decision), and requested guidance on timing for moving the process forward.

Chair Watson noted that the situation involved a bigger picture than just the gateway to the Mauna and emphasized that he viewed the groups as contributing rather than competing. He introduced DHHL's newest employee Vy Lam, highlighting his expertise and experience in managing similar situations, and mentioned that Vy would provide his background and insights.

V. Lam explained he had spent 14 years with the U.S. Agency for International Development, focused on advancing Indigenous peoples' rights globally. After observing beneficiary consultations, he researched the Hawaiian Homes Commission Act and concluded DHHL should retain legal authority over land and access management, especially for road use and fee-based entry, similar to national parks and tribal governance systems. He distinguished the two applicant groups, stating Koa Kiaʻi focused on tourism and revenue generation while Waimea Nui focused on cultural preservation, and noted both proposals extended beyond DHHL's direct jurisdiction because the summit and upper areas were under UH and the Mauna Kea Stewardship and Oversight Authority. He recommended coordination with those entities to align stewardship, cultural protection, and revenue goals.

Chair Watson spoke with John DeFries about an ongoing transition process and noted that upcoming lease renegotiations could help structure broader management and revenue strategies. He stated the area had limited homesteading viability due to poor water access and would function more as a tourism-linked revenue source, while emphasizing opportunities for local jobs and coordinated management with partners. He added that although DHHL had limited control over summit operations, partner agencies were open to collaboration on traffic management, facility maintenance, and coordinated development to maximize revenue for conservation, cultural preservation, and beneficiaries' economic opportunities. He stressed a holistic plan that included water development, timber initiatives, and other homestead projects, and said both groups had useful ideas that needed direction rather than competition.

Commissioner Kaleikini agreed that the area required careful management and referenced similar high-traffic visitor sites statewide as lessons for planning. Chair Watson emphasized the need for clear, ongoing communication with both organizations. Chair Watson concluded that staff would continue engagement, gather input, and coordinate with UH and the transition group while advancing master planning and cultural resource protection, noting the importance of interagency collaboration.

ANNOUNCEMENTS AND RECESS

Chair Watson concluded the meeting, thanked attendees for their patience and participation, announced a community meeting that evening at 6:30 p.m. in the same room, and noted that the next day's agenda would begin at 9:30 a.m. with public testimony followed by items E8, C2, and the J agenda.

RECESS **3:45 PM**

HAWAIIAN HOMES COMMISSION

Minutes of Monday, May 18, 2026, at 9:30 a.m.
King Kamehameha Kona Beach Resort,
75-5660 Palani Road, Kailua-Kona, HI 96740, and Interactive Conferencing Technology (ICT) Zoom

PRESENT Kali Watson, Chairperson
Walter Kaneakua, Oʻahu Commissioner
Michael Kaleikini, East Hawaiʻi Commissioner
Sanoe Marfil, O'ahu Commissioner
Makai Freitas, West Hawaiʻi Commissioner
Shaylyn Ornellas, Kauai Commissioner
Lawrence Lasua, Molokaʻi Commissioner
Pauline N. Namuʻo, Oʻahu Commissioner (ICT)

EXCUSED Archie Kalepa, Maui Commissioner

COUNSEL Hokulei Lindsey, Deputy Attorney General

STAFF Richard Hoke, Executive Assistant to the Chairperson
Leah Burrows-Nuuanu, Secretary to the Commission
Juan Garcia, Homestead Services Division Administrator
Kalani Fronda, Land Development Division Acting Administrator
David Hoke, Enforcement Team Administrator (ICT)
Michelle Tancayo, Private Secretary to the Chairperson

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 9:40 am by Chair Watson. Eight (8) members were present in person, One (1) on Zoom and One (1) excused, establishing a quorum.

Chair Watson announced that the meeting would begin with public testimony, followed by Agenda Items E-8, C-2, and the J-Agenda. He stated that the commission would recess at noon for lunch and contested case hearings and would reconvene at 1:30 p.m. to complete any remaining J Agenda items.

PUBLIC TESTIMONY

PT-1 Kekoa Enomoto – Item G-1 Water Policy program

K. Enomoto testified on the DHHL Water Policy Program and urged DHHL to make the long-delayed extension of the non-potable agricultural water line to the Kēōkea Farm Lots a 2026 priority. Kēōkea farmers had waited decades for the project and highlighted the ongoing farming efforts of Ioane Keanaʻaina and his wife, Vicky. She explained that the proposed 4.2-mile extension would serve the 66 Kēōkea Farm Lots and that funding had been identified by K. Fronda. A connection could support the 127-acre Kēōkea-Waiohuli parcel, where Paʻupena held a 10-year farming and ranching training license and had previously grown kalo when water was available. Completing the extension was long overdue and would provide a more affordable gravity-fed irrigation system for both the farm lots and training parcel than the county's proposed uphill pumping alternative. She concluded by thanking DHHL's Planning Office and requesting stronger support for the Kēōkea agricultural water line extension.

PT-2 Luana Keakealani – ITEM G-1, G-2 and G-3

L. Keakealani shared long-held community knowledge about Waimea's water resources, stating that while the region had significant water supplies, distribution was uneven, with some areas having excess water, others facing shortages, and some lacking access altogether. Certain farm lots were not fully utilizing available water, and the Department of Agriculture was noted to be seeking additional water customers. Key reservoirs and water collection areas were associated with DHHL lands, raising concerns about plans to transfer agricultural water from Lālāmilo to Nīe Nīe and questioning DHHL's role as a major stakeholder, since the infrastructure would cross DHHL property. She argued that aging and leaking water systems, particularly those serving Nīe Nīe, highlighted the need for a comprehensive water strategy, and she encouraged DHHL to draw on local knowledge, collaborate with stakeholders such as Parker Ranch, and pursue better coordination and information-sharing to secure and manage water resources more effectively.

Chair Watson explained that DHHL had been working with Parker Ranch, the Department of Agriculture, and Senator Richards to expand water infrastructure, increase storage and transmission capacity, and secure additional water credits needed for housing and homestead development on Hawaiʻi Island. He stated that Parker Ranch was transitioning away from using potable water for cattle operations, allowing water resources to be redirected toward DHHL projects, while new wells and system improvements were being pursued in areas such as Lālamilo, Palamanui, and Laʻi ʻŌpua. He noted that DHHL had partnered with Parker Ranch and Kamehameha Schools to expand water access, support pastoral homesteads, strengthen the cattle and timber industries, restore watersheds and koa forests, and create opportunities for beneficiaries. Chair Watson welcomed beneficiary input on local water systems, while L. Keakealani expressed caution about whether the projects would ultimately benefit beneficiaries.

PT-3 Shaena Dela Cruz Hoohuli

S. Dela Cruz offered aloha and thanks to the Chair and Commissioners for their service and responsibility to the community. She also expressed appreciation in advance for a grant proposal and announced a cleanup event at the graveyard, scheduled for May 23rd from 7 a.m. to 11 a.m., and thanked attendees for attending.

ITEMS FOR DECISION-MAKING

LAND DEVELOPMENT DIVISION

ITEM E-8 Approval and Authorization to Accept Transfer of Eight (8) State-Owned Parcels in Hilo, Hawaiʻi Island (TMKs (3) 2-1-012:149, (3) 2-1-012:041, (3) 2-4-001:171, (3) 2-4-003:012, (3)2-4-003:026, (3) 2-4-003:027, (3) 2-4-003:050, and (3) 2-4-076:036) Totaling Approximately 334.078 Acres Under the Act 14 (Sp. SLH 1995) Settlement

<u>RECOMMENDED MOTION/ACTION</u>
Acting Administrator Kalani Fronda presented the following:
Motion that the Hawaiian Homes Commission to the Approval and Authorization to Accept Transfer of Eight (8) State-Owned Parcels in Hilo, Hawaiʻi Island.

K. Fronda recommended that the Commission approve acceptance of the transfer of multiple state-owned parcels in Hilo totaling about 334.07 acres from the Department of Land and Natural Resources to DHHL under the Act 14 SPSLH 1995 settlements. He also requested authorization for the Chair to execute and negotiate all related documents and agreements required to complete the transfer, subject to the Attorney General's review and approval.

Commissioner Ornellas asked whether any public comments or feedback had been received from nearby residents or neighbors of the proposed parcels. K. Fronda stated that no formal outreach had yet been conducted with surrounding neighbors. R. Kawananakoa explained that his analysis had focused primarily on the physical characteristics of the parcels, such as location, suitability, and proximity to amenities, rather than specific homestead designs or community engagement, noting that it would be difficult to consult neighbors without a clearer development concept. He added that due diligence required an initial Commission and

DLNR agreement before broader outreach, and K. Fronda noted that post-transfer work would involve collaboration with internal planning and land management divisions to determine future uses.

MOTION/ACTION

Moved by Commissioner Kaleikini seconded by Commissioner Freitas to approve the motion as stated in the submittal

Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini	X		X			
Commissioner Kalepa						X
Commissioner Kaneakua		X	X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1

MOTION: [X] UNANIMOUS [ ] PASSED [ ] DEFERRED [ ] FAILED
Motion passed unanimously, Eight (8) Yes votes, One (1) Excused

ITEMS FOR INFORMATION/DISCUSSION

OFFICE OF THE CHAIRMAN

ITEM C-2 **Status Report of DHHL Enforcement Unit Efforts and Statistics (April 13, 2026 – May 10, 2026)**

RECOMMENDED MOTION/ACTION
None. For Information Only. Enforcement Team Administrator David Hoke presented the following:

D. Hoke provided the monthly update covering April 13 through May 10, 2026, and reported that the office had received 21 new investigation requests during the period, bringing the year-to-date total to 57, and had submitted 26 reports during the same window, increasing the annual total to 121. He also noted two official correspondences with beneficiaries related to active investigations. During the reporting period, staff conducted a cleanup in the Pana'ewa area on April 15 and 17, and on April 21 staff did not attend the Moloka'i commission meeting because they were securing property in Waimea involving an active lease where credible allegations and evidence of drug use and violence had been reported; He explained that, with increased operational support under Chair Watson's direction, staff took a more proactive enforcement approach, cleared the property, confirmed illegal activity, and worked in coordination with the sheriff's department, which deployed 12 deputies from both East and West Hawai'i to assist. He emphasized appreciation for this level of interagency support and stated it helped improve homestead safety by addressing serious issues before they escalated further. He also reported participation in a contested case hearing on May 5, continued beneficiary engagement, including attendance at the Keaukaha-Pana'ewa Farmers Association quarterly meeting, and ongoing collaboration with county police, the State Department of Law Enforcement, and Hope Outreach Services in Hilo to support cleanup operations and ensure services were available for displaced individuals.

Chair Watson acknowledged that the enforcement situation described was dangerous, advising that staff should coordinate with armed personnel when necessary. He emphasized that the current administration and Commission maintained a zero-tolerance policy toward drug activity and other criminal behavior in homestead communities. He stated that if such problems existed in any homestead community, residents should report them so the department could respond aggressively and appropriately to remove criminal activity.

REQUESTS TO ADDRESS THE COMMISSION

Chair Watson kindly reminded the participants to accommodate all testimonies and that each speaker should be concise and limit remarks to 10 minutes, emphasizing that cooperation would ensure a productive and timely session.

J-1 Jeanette Kaulukukui & Shauna Kaulukukui – Kailapa Community Association

J. Kaulukukui testified that a prior 2011 plan to build a resource center on a 14-acre adjacent parcel had been approved for initial work but was ultimately hindered by major infrastructure limitations, including lack of access, electricity, and water, as well as difficult terrain requiring a ravine crossing. As a result, the community redirected efforts toward installing a certified kitchen in an existing pavilion to support food-related programs and community gatherings. She stated she first applied for funding in 2022 through OHA, which was denied, but later submitted a grant through the department that was approved in December 2024 for $331,000. She explained that the project had strong support from lessees and neighboring residents, as shown by collected signatures, and referenced accompanying lease documents and design plans for the pavilion kitchen expansion. She concluded that the project was still pending implementation while awaiting final grant execution.

S. Kaulukukui stated that grant contract 7-3302 had been awarded in 2025 and a notice to proceed was issued in November 2025, but despite working with DHHL for months and obtaining the required Land Management blueprint approval in February 2026, the project had still not received funding. The grant supported improvements to the community pavilion, which was essential for ongoing programs, including long-running food distribution efforts such as “Kaukau for Keiki” under the Vibrant Hawaii Hub, which had operated since 2019 and provided food during summers and emergency situations. She described a previously successful 2017 aquaponics farm that supplied produce to the community and was intended to be revived through collaboration with Vibrant Hawaii to support a circular local food system that would generate modest revenue while providing fresh produce from local farmers. The certified kitchen and pavilion upgrades were needed both to expand community food programs and to help cover operating costs, since pavilion revenue was about $11,000 annually while insurance alone cost about $8,000. She concluded that although a larger resource center remained a future goal, the current project was necessary to sustain services and support both Kailapa and neighboring communities.

Chair Watson acknowledged challenges with the Kailapa project, including infrastructure concerns such as electricity and potential access issues, and asked whether the discussion involved a new resource center or improvements to the existing pavilion. S. Kaulukukui clarified that the existing pavilion already had electricity, water, parking, and rental use, and that the project focused specifically on adding a certified kitchen to expand programming and community access. Although the grant was awarded in 2025, funding had not yet been released, causing delays that were increasing costs. Supporting documents, such as draft engineering plans and a letter of support from Vibrant Hawaiʻi, were included but unpaid due to the funding delay. She also noted that the improvements would expand community programming, especially for keiki, but would require adjustments to insurance and rental rates to cover higher operating costs once the kitchen was built. He responded that staff had been coordinating with the funding administrator, encouraged the group to develop a clear plan, and suggested exploring additional funding sources such as OHA. He also asked about insurance and design support, and she confirmed both were in place, including an architect. Chair Watson concluded by encouraging them to continue progressing the project and to seek assistance as needed.

Commissioner Ornellas reviewed the November 18, 2025 letter and confirmed with her that the Kailapa Community Association had remained compliant with Hawaii Compliance Express requirements. She then asked about the required reporting obligations, noting that a report was due on April 30. S. Kaulukukui confirmed that no report had been submitted because the project had not begun due to the absence of any grant funds received. Commissioner Ornellas advised that, based on similar cases she had handled, the organization should still submit the required report as a formal communication to the department, documenting that no funds had been received and no project activity had occurred, thereby maintaining clear compliance and communication with the funding administrator. She emphasized that the situation reflected an organization ready to proceed but unable to act due to funding delays and recommended that the report simply state the status and funding issue.

Commissioner Kaneakua asked whether Kailapa had submitted invoices for the completed work referenced in a letter and whether those invoices had been paid. Jeanette Kaulukukui and Shauna responded that an invoice for the certified kitchen design drawings had been submitted, but was returned and placed on hold. She explained that the hold occurred because DHHL Land Management approval was required, which was later obtained in February 2026, after which the project was cleared, and that discussions with the department acknowledged rising engineering and design costs. She noted that cost increases, estimated at about $10,000, had been recognized and that any budget adjustments would require submitting a request for additional funds, which Jeanette Kaulukukui confirmed would be done if needed.

J-2 Sherilyn Wahinekapu & Luana Wahinekapu– Procedural Concerns

S. Wahinekapu testified, through her daughter L. Wahinekapu, that a procedural issue had delayed her ability to build a home after the Department of Hawaiian Homelands issued a December 9, 2024, public notice identifying her brother as a deceased lessee without a named successor, which she said was initiated by the department. She stated she submitted leasehold interest applications the next day and filed a contested case petition on January 28, 2025, due to concerns that the notice had been issued without a valid death certificate, but she had received no response for more than a year. As a 75-year-old ready to build her first home, she was unable to secure financing because lenders were confused by the continued listing of a deceased co-lessee on the lease. She emphasized that her applications were timely, complete, and supported by documentation. She also said the department had not responded to her Freedom of Information Act requests and argued that the department’s initiation of the death notification, despite issues with the death certificate at the time, had created procedural and ethical problems. She concluded that the situation had become unnecessarily complicated and asserted that the department should not have submitted or relied upon a death certificate on behalf of a family.

Chair Watson stated that the commission had already acted on her and Erika Costales’s requests from the previous day and would be sending a letter outlining the decision and available options, noting that the commission had reviewed the information and already taken action. She questioned whether continuing a contested case over a procedural issue was the best use of department resources and indicated she was willing to move forward and focus on obtaining a resolution to prevent similar issues from affecting others. She added that nearly two years had passed since the death notification was issued and stated that, regardless of the outcome, she still wanted full documentation and timelines from all parties to verify when submissions were made and whether proper procedures were followed, emphasizing the importance of understanding the full chronology and confirming whether the process had been properly initiated by the family.

J-6 Bo Kahui – La‘i Opua Community Development Corporation (LCDC) 2020

B. Kahui stated that the agenda contained an error related to his affiliation, but proceeded to discuss several development matters, including a long-pending Right of Entry (ROE) request for Village Park, a five-acre subdivision parcel intended for a park and preschool project that had gone unanswered for about two years. LCDC, as a 501(c)(3), sought approval of its ROE after being excluded from a park committee by the local association, despite its attempts to join and concerns that the association lacked the nonprofit status needed for grant funding. He reported that the CDC planned to pursue multiple funding sources, including capacity-building, CIP, regional plan, and legislative grant-in-aid funds, and believed combining the park and preschool projects would improve efficiency and reduce costs. He also noted prior departmental support for acquiring GIA property for water development, acknowledged receiving a recent ROE extension for maintenance work, and described ongoing site issues, including catchment repairs and urgent tree removals that threaten electrical infrastructure. He further referenced a stalled renewable energy project involving the Ooma Homestead Alliance, stating that although significant funding and agreements had once been in place, progress had halted. He expressed frustration over the delays and urged progress on pending projects.

B. Kahui introduced board members and explained that the organization was proposing a 12-acre right-of-entry at Honokōhau Harbor for a boat and vehicle storage facility intended to address ongoing parking and safety issues caused by boats, trailers, and large vehicles in the community. He stated the facility would prioritize La‘i ‘Opua beneficiaries first, with remaining capacity opened to the public to generate revenue to support community programs, scholarships, and operations, and he argued that the project would help resolve legal and safety concerns tied to current parking conditions while keeping fees reasonable compared to other facilities.

Chair Watson then asked about site planning, traffic flow, and compatibility with nearby uses such as a potential park and existing harbor operations, and B. Kahui responded that traffic would be direct and minimal, with vehicles moving straight from storage to the harbor, and acknowledged that planning coordination would be needed. They also discussed engineering arrangements, with B. Kahui noting a long-term sublease or arrangement with an engineer contributing funding and construction in exchange for use of part of the parcel, subject to commission approval. Chair Watson noted that similar community-led storage projects had worked elsewhere and emphasized that any approval would need to consider broader interest, potential competing proposals, and proper master planning, while acknowledging the proposal's community-based intent and alignment with prior CDC development goals.

Commissioner Ornellas raised concerns about liability and insurance coverage for a proposed 12-acre boat and vehicle storage facility, asking who would be responsible for damages to high-value assets such as boats, trucks, and heavy equipment stored on the site, and whether responsibility would fall on the CDC or the department, especially given the limited visible security features in the initial plan. B. Kahui responded that the facility would include additional security measures beyond the schematic, including fencing (approximately eight feet with wire), surveillance cameras, and a card-controlled gated access system to restrict entry only to authorized users. When asked who would ultimately be liable for damages, he also stated that the CDC would carry insurance for the property and would generally be responsible for on-site damages, subject to investigation, while clarifying that damage caused directly by a user's own actions would remain their responsibility. Commissioner Ornellas further asked about indemnification and assurances for owners storing expensive equipment, and he replied that the insurance policy would include the necessary indemnity coverage and explicitly cover liability protections, including alignment with departmental expectations.

J-4 Kalaniakea Wilson, Kepa Ka‘eo, John McBride – Koa Kia'i

K. Wilson, along with his son, had testified that DHHL's Waimea Nui/Hāmākua district planning process had improperly favored a Waimea Nui proposal over waitlister submissions such as his Aina Mauna legacy plan for the Mauna Kea and Humu‘ula/C-1 area, which he noted was designated for commercial use. He argued that planning documents, commission materials, and a senior planner's public statements (including YouTube videos) showed inconsistent land-use interpretations and misclassification of cultural stewardship versus commercial planning, suggesting procedural and ethics violations and improper treatment of Waimea Nui's proposal despite its stated non-commercial framing. He further alleged bias in the planning report through the delayed release of meeting videos, the omission of evidence supporting waitlisters, and the selective presentation of public comments that portrayed waitlisters negatively, while emphasizing that waitlister proposals had broad statewide and out-of-state backing compared to Waimea Nui's narrower support. He also criticized meeting dynamics as culturally inappropriate and influenced, questioned the inconsistent application of consultation and procedural requirements, and warned that such practices could undermine established land-use designations. He concluded that the process had been misleading and damaging to waitlister advocates, maintained that his proposal aimed to reduce the statewide waitlist, and urged commissioners to review the full video record before making decisions.

K. Ka'eo had closed the presentation by stating that they were not dwelling on past frustrations, emphasizing that their group had persisted through multiple administrations, unified efforts across Moku Keawe and statewide, and remained focused on ending the waitlist, while thanking the commission. K. Wilson reiterated the goal of ending the waitlist.

Chair Watson had responded by acknowledging their passion and alignment with the goal of reducing the waitlist, noting that they had previously shared ideas for income-generating projects that could support housing and employment, and urging them to move beyond past negative experiences and focus on developing concrete, fundable proposals. He pointed out that some of their ideas, such as community-based development projects, showed potential if supported by clear planning, budgets, engineering, and execution, similar to other successful initiatives, and he encouraged collaboration with DHHL, commissioners, and community stakeholders through master planning rather than framing efforts as competition.

K. Ka'eo responded that earlier frustrations were emotional, but not personal and stated they would move forward constructively without revisiting past issues. Chair Watson reiterated appreciation and encouraged continued collaboration and proposal development. K. Wilson added that a major legislative funding request was anticipated in 2027 and suggested pursuing it jointly, while Chair Watson acknowledged the comment cautiously but remained open to future collaboration.

J-8 Kiana Kekoa -Various Maui Concerns

K. Kekoa testified on behalf of the Waiʻohuli Mākai Homelands Advocacy Group, introducing herself as a Puʻukapu Waimea successor beneficiary, U.S. Coast Guard veteran, and UH law student, and stating that she served as a charter officer of a newly formed Maui-based group focused on developing the 4,780–5,000-acre Waiʻohuli Mākai Hawaiian homelands in upcountry Maui. She explained that the group's mission was to educate beneficiaries on Hawaiian Homes Commission Act rights, collaborate with the Department of Hawaiian Homelands, and promote farming, ranching, cultural practices, and affordable housing, with plans for a homestead community that could serve about 1,200 lessees. She described the land as fallow general agricultural homelands and said the group, working with a community development partner, had sought a limited right of entry to engage with and connect to the site. She emphasized that the project would address food sovereignty, health needs, and affordable housing by supporting local agriculture, livestock production, and community farming while advancing DHHL's goal of returning Hawaiians to the land. She concluded by stating she represented over 9,000 Maui applicants and invited commissioners to conduct site visits ahead of upcoming meetings, urging support for the project.

J-10 Daniel Luke & Ginger Goodwin - Kaupeʻa Homestead Association

G. Goodwin testified on behalf of Daniel Luke, who was unable to attend, and had introduced the organization's new board and officers. She stated that Daniel Luke served as president, Iwalani McBrayer as vice president, Debbie Tokuda as secretary, and Kehau Holirab as treasurer, and that the board of directors included Margaret Alama, Visa Castillo, and herself, Ginger Goodwin, before concluding her remarks with thanks.

J-11 Rose Hatori – Various Maui Concerns

R. Hatori testified in opposition to proposed amendments to H.A.R. Section 10-3-12 that would have created a Pilina-based priority waitlist, while supporting the Waiʻohuli Makai Homelands Advocacy Group. She argued that the change would have undermined the long-standing chronological waitlist system by allowing applicants with genealogical or regional ties to advance ahead of beneficiaries who had waited decades, some for 20 to 50 years, and she had said the Hawaiian Homes Commission Act was meant to serve Native

Hawaiians collectively rather than divide them by ancestry or regional qualification. She had warned that requiring proof of ancestral or historical residency would have disadvantaged many families due to lost records, displacement, and fragmented genealogy, while also creating administrative burdens, disputes, and further delays. Instead, she had urged the Commission to prioritize immediate land activation through a dual-track approach for about 4,780 acres of Waiʻohuli Makai lands, using existing tools like permits and stewardship agreements so beneficiaries could access land while long-term development continued. She had emphasized subsistence agriculture, food security, and cultural practices such as kalo cultivation as essential to identity and well-being, and had noted opportunities for sustainable water capture and agricultural use on the land. She concluded that the dual-track model would have provided equitable, immediate access without division and urged rejection of the proposed amendments in favor of policies that preserved fairness, expanded access, and accelerated land activation for all beneficiaries.

J-12 Kenna Stormogipson – Waipouli Resident Concerns.

K. Stormogipson testified about ongoing issues with the Waipouli Courtyards relocation on Kauaʻi, stating that only about 26–27 beneficiaries had accepted leases while over 50 units remained unused, yet residents were still receiving eviction notices without being provided comparable housing as required under federal relocation rules. She argued that under the Uniform Relocation Act, displaced residents should have received comparable housing plus up to 42 months of rental assistance and moving costs, but instead, many had faced unclear or unresponsive communication from relocation staff and legal representatives, with some being told only limited funds were available or that they had to seek legal help without resolution. She described residents receiving termination notices for nonpayment despite unresolved relocation support issues and alleged that the program's funding and implementation were inadequate and inconsistent with federal obligations, including concerns about large redevelopment payments paired with minimal tenant support. She urged the Commission to investigate the relocation contractor, ensure compliance with NAHASDA-related requirements, and hold a public review of the relocation process. She also noted that multiple lawsuits were ongoing and had asked the Commission to better protect residents' federal rights while acknowledging the opportunity to testify.

J-13 Germaine Toguchi, Ginger Goodwin, Annie Aea & – Kaupeʻa Elections

G. Toguchi reported that a recent Kaupeʻa Homestead Association election had been successfully completed with outside assistance and was the first valid election in years, and she requested DHHL recognition of the newly elected board under the homestead bylaws. She had stated that the community was moving toward more transparent leadership but had raised concerns about delays in transferring association records, documents, financial information, meeting minutes, and email access, noting that shared accounts contained personal emails that complicated the transition. She had asked DHHL to help ensure a full and proper handover of all records and had requested an audit of association finances and past management decisions to ensure accountability. She also urged DHHL to improve transparency and fairness in developer selection and contract awards, require beneficiary consultation in decision-making, and disclose any potential conflicts of interest involving developers or related entities. She concluded by emphasizing that DHHL operated as a trust and that beneficiaries needed a stronger voice in decisions affecting their communities and future.

G. Goodwin had testified about a Kaupeʻa community election that followed four months of organizing and consensus-building among lessees, culminating in an April 14, 2026, vote in which residents participated and a new board was formed. She stated that the effort reflected community-driven demand for change and resulted in strong voter turnout and engagement, ensuring that residents' voices were heard. While acknowledging that some had labeled the process divisive, she argued it instead exposed long-standing issues and improved transparency, which she described as essential for a healthy and effective community. She had emphasized that the movement was centered on the people rather than organizers and had rejected claims of division as misguided. She concluded by urging the community to support the newly elected leadership in promoting accountability, transparency, and positive progress for the Kaupeʻa association.

ANNOUNCEMENTS AND ADJOURNMENT

Chair Watson had concluded the month's agenda and thanked participants for their involvement. He had then acknowledged a large group present, identified as Hawaiʻi Community Lending, and had invited them to briefly address the commission while noting their significant turnout.

Chief Operating Officer Chanel Josiah testified on behalf of Hawaiʻi Community Lending, a nonprofit CDFI (*Community Development Financial Institution*) serving Hawaiian homestead beneficiaries, and described its work providing mortgage and construction financing, along with free technical assistance to guide beneficiaries through the homebuilding process statewide. She explained that the organization's Hoʻokele Home Program supported clients from pre-development through construction of residential and agricultural projects, including assistance with financing gaps, credit readiness, and navigation of DHHL-related processes such as succession and lease transfers. The organization created simplified guidance materials to help beneficiaries manage complex requirements and aligned its services with DHHL rules. The organization focused on preventing displacement by servicing its own loans and offering loss mitigation support for borrowers facing hardship, while also partnering with DHHL on the Hoʻomana Grant Program to address arrears and reduce housing loss.

Chair Watson announced the conclusion of the agenda and stated that the next regular Hawaiian Homes Commission meeting would be held on June 15–16 in Kapolei. He encouraged attendees to visit the commission's website for updates on the 2026 meeting schedule, awards, projects, Salesforce updates, and other information, and then formally adjourned the meeting while thanking participants.

ADJOURNMENT **11:57 PM**

Respectfully submitted:

Kali Watson

Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:

Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission

Approved on: June 15, 2026

Attached:
1) Slide Presentation Item G-1
2) Slide Presentation Item G-2
3) Slide Presentation Item G-3
4) Slide Presentation Item G-4
5) Slide Presentation Item F-8
6) Public Testimony Bonny Jean Manini – Item F-7
7) Public Testimony Kekoa Enomoto - Item G-1

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Water Policy Plan Implementation Status for FY'26 and Implementation Plan for FY'27

Item G-1

Hawaiian Homes Commission

May 18-19, 2026

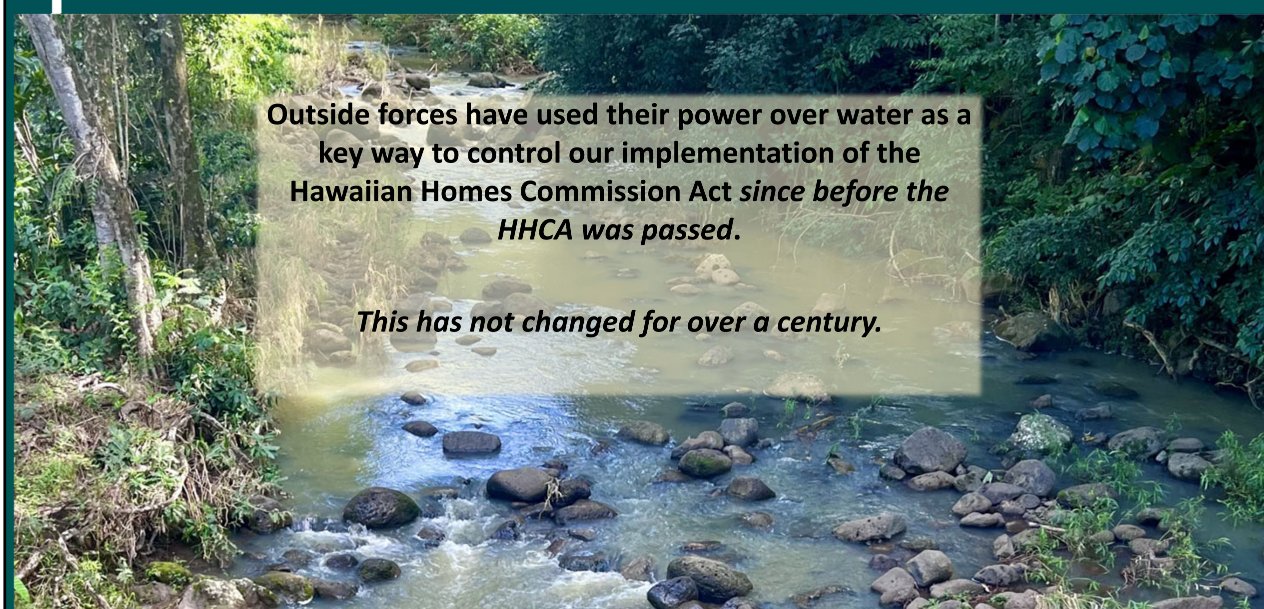
1

2

I. Water and the HHCA: Historical Context

3

The Main Point of Part I



Outside forces have used their power over water as a key way to control our implementation of the Hawaiian Homes Commission Act *since before the HHCA was passed*.

This has not changed for over a century.

4

1920: Albert Horner Used the Dry Proposed Lands as a reason to oppose passage of the HHCA

Albert Horner

"You will note that all 'cultivated sugar-cane lands' are excluded from 'available lands'…thus confining the lands available for the rehabilitation project to those upon which it is not possible for the Hawaiian or anyone else to make good. In short, it gives the plantation all arable and the Hawaiians all arid lands."

5

1920: AGM Robertson used the need for water (and racism) as a reason to oppose passage of the Act

A.G.M Robertson

"I have also pointed out that this would be a costly experiment. This $1,000,000 revolving fund that would be set aside the first clatter out of the box, if this bill was passed would be only a part of the expense of this experiment. If they go to acquiring water rights and constructing irrigation systems, it will cost anything running up into the millions of dollars. And it all comes out of the white taxpayers' pockets.

6

1957: Withholding water for homesteading continued

From the <u>Honolulu Record</u>:

"One hundred qualified Hawaiians could be placed on Hawaiian Homes Commission land, at Waimanalo quickly if the Suburban Water System says it will supply water to families given homestead land.

"The Suburban Water System, which has been supplying water for new subdivisions near Waimanalo and plans to supply water to the huge subdivision at Waimanalo-Kailua junction area, says its water supply is low.

"Many are asking why this could be when Harold Castle's Kaneohe Ranch is getting ample water for its' subdivisions and is planning more subdivisions with hundreds of homes….

7

1991: The Legislature Gives CWRM the power to reserve water for DHHL

"Since passage of the Hawaiian Homes Commission Act of 1921, the shortage of available water has been one of the primary reasons for the failure of administrators to settle native Hawaiians on Hawaiian homesteads under Section 207 of the Hawaiian Homes Commission Act."

8

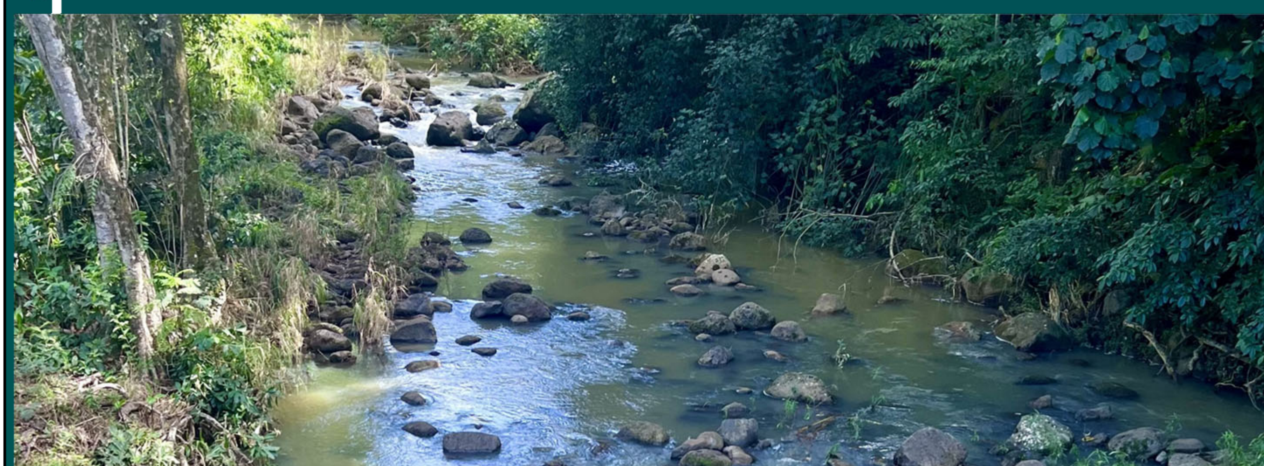
1990 – 2014: CWRM Only passes three water reservations for DHHL

From a 2002 law journal article:

“Although native Hawaiian homesteaders do have a right to reserve water, reservations have been made for only the islands of O'ahu and Moloka'i, leaving Kaua'i, Maui, Lana'i and the Big Island without any reservation. It has even been argued that the amounts reserved for O'ahu & Moloka'i are not adequate and fail to meet the actual needs of homesteaders.”

Failing to ensure all homesteaders with adequate water reservations violates section 220 of the HHCA and the State Constitution, and places the DHHL in breach of its fiduciary duty.

9



II. The HHC Water Policy Plan

10

The Main Points of Part II

The 2014 Adoption of the Water Policy Plan was the first policy on how to deal with water that the HHC adopted since the passage of the HHCA in 1921.

It was developed after two years of beneficiary consultation.

It has led to repeated successes in securing water and increasing beneficiary trust in the Department, and addressing the continued use of water by outside forces to control our ability to fulfill the HHCA.

11

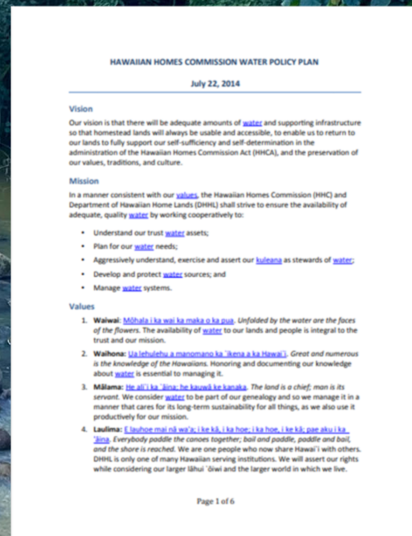
Development of the Water Policy Plan

- 2012-2014
- Background Research
- Scoping Interviews
- 2013 Beneficiary Meetings
  - Kauaʻi
  - Maui
  - Molokaʻi
  - Lānaʻi
  - Oʻahu (x3)
  - Hawaiʻi (x3)
- Key Themes Identified
- Feb 2014 Draft WPP Approved
- Final rounds (10) of Meetings with Beneficiaries
- June 2014 Final WPP Approved

12

Water Policy Plan: Sections

- Vision
- Mission
- Values
- Policies
- Goals
- Implementation Program



HAWAIIAN HOMES COMMISSION WATER POLICY PLAN

July 22, 2014

Vision

Our vision is that there will be adequate amounts of water and supporting infrastructure so that homestead lands will always be usable and accessible, to enable us to return to our lands to fully support our self-sufficiency and self-determination in the administration of the Hawaiian Homes Commission Act (HHCA), and the preservation of our values, traditions, and culture.

Mission

In a manner consistent with our values, the Hawaiian Homes Commission (HHC) and Department of Hawaiian Home Lands (DHHL) shall strive to ensure the availability of adequate, quality water by working cooperatively to:

- Understand our trust water assets;
- Plan for our water needs;
- Aggressively understand, exercise and assert our kuleana as stewards of water;
- Develop and protect water sources; and
- Manage water systems.

Values

1. **Waiwai**: Mōhala i ka wai ka maka o ka pua. *Unfolded by the water are the faces of the flowers.* The availability of water to our lands and people is integral to the trust and our mission.
2. **Waihona**: Ua lehulehu a manomano ka ʻikena a ka Hawaiʻi. *Great and numerous is the knowledge of the Hawaiians.* Honoring and documenting our knowledge about water is essential to managing it.
3. **Mālama**: He aliʻi ka ʻāina; he kauwā ke kanaka. *The land is a chief; man is its servant.* We consider water to be part of our genealogy and so we manage it in a manner that cares for its long-term sustainability for all things, as we also use it productively for our mission.
4. **Laulima**: E lauhoe mai nā waʻa; i ke kā, i ka hoe; i ka hoe, i ke kā; pae aku i ka ʻāina. *Everybody paddle the canoes together; bail and paddle, paddle and bail, and the shore is reached.* We are one people who now share Hawaiʻi with others. DHHL is only one of many Hawaiian serving institutions. We will assert our rights while considering our larger lāhui ʻōiwi and the larger world in which we live.

Page 1 of 6

13

Four Priority Goals

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
3. Develop and manage a Water Assets Inventory (WAI).
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

14

Four Priority Policies

1. Expressly determine and plan for future water needs and actively participate in broader water management, use and protection efforts in Hawaii in order to secure water.
2. Aggressively exercise, reclaim, and protect Hawaiian Home Land water kuleana.
3. Develop, manage, and steward water in a manner that balances cost, efficiency measures, and Public Trust uses in the short and long term.
4. Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using water before and after making major water decisions.

15

Annual Implementation Plan

The WPP requires an annual implementation plan, giving the HHCA and beneficiaries a chance to help direct water policy and communicate proactively.

16

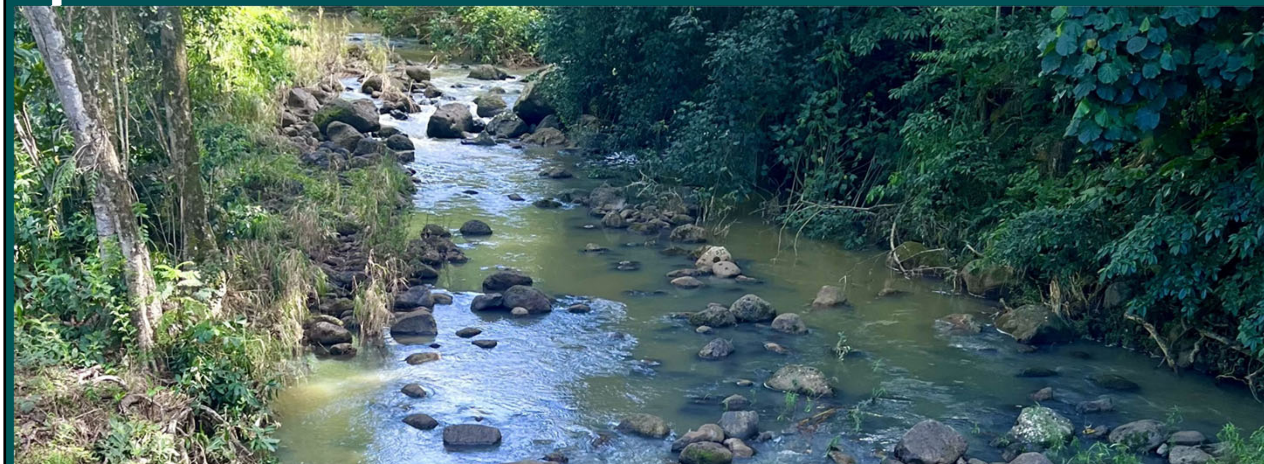
III. Water Policy Plan Report for FY ’26

17

Notable Accomplishments

- Continued advocacy to defend our water rights
- Continued progress toward water source development in Kona and Maui
- Beneficiary empowerment through Water Law Leadership Training
- Participation on the East Maui Community Water Board / ‘Aha Wai o Maui Hikina
- Revival of the Water Hui
- Inter-agency coordination meetings

18



IV. Water Policy Plan Focus for FY ’27

19

Major Goals

- Continued water advocacy
- Continued Training
- Planning and studies
- Reservations
- Source Development

20

Mahalo

Nīnau?

21

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

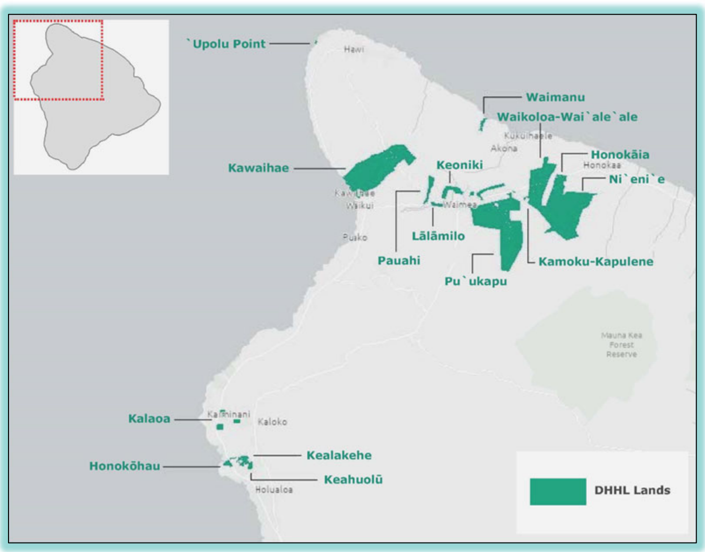
Water Policy Plan Update on Water Projects and Issues for West Hawaiʻi

Item G-2
Hawaiian Homes Commission
& Community Meeting
May 18-19, 2026

1

HHC Water Policy Plan Priority Goal #1

Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.



2

Agenda

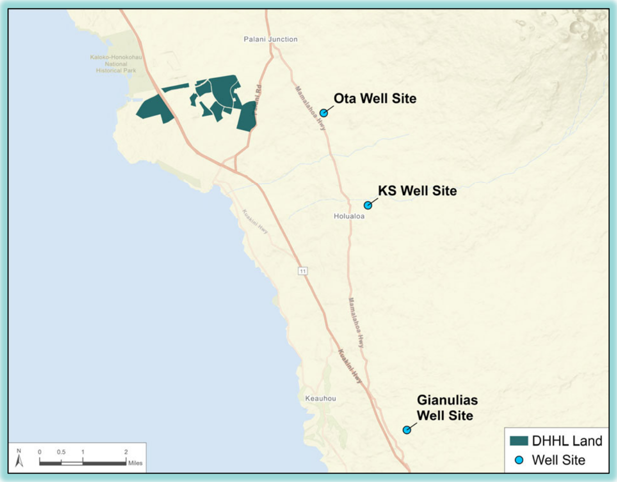
1. Potential Water Sources
2. Kawaihae Water
3. Beneficiary Capacity Building

3

1. Potential Water Sources

4

Potential Water Sources



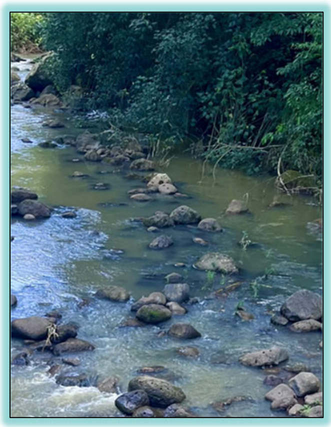
- Kamehameha Schools Keauhou Well Site
  - Approximately 0.666 mgd
  - Potential for an additional 0.333 mgd
- Cannery Commercial LLC Gianulias Well
  - Approximately 0.666 mgd
- Ota Well
  - 18,000 gpd

5

Potential Water Sources

Turning "paper" water into "wet" water

- Forge a pathway for our future homesteading
- Strategically gather multiple water sources
- Make agreements and collaborate with purveyors
- Create a statewide water resource development plan



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2. Kawaihae Water

7

Kawaihae Water

DEPARTMENT OF HAWAIIAN HOME LANDS

Adoption of Chapter 10-4.1
Hawaii Administrative Rules

JUN 25 2021

SUMMARY

Chapter 10-4.1, Hawaii Administrative Rules, entitled "Management of Water Systems", is adopted.

B398

- **Rates approved by HHC in 2017**
- **Highest rates of all of DHHL systems**
- **Temporary subsidy approved March 2025**
- **A Water Rates Study and Cost of Service Fee Study in procurement**
- **Work on long-term solutions to quantity and cost**

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE

8

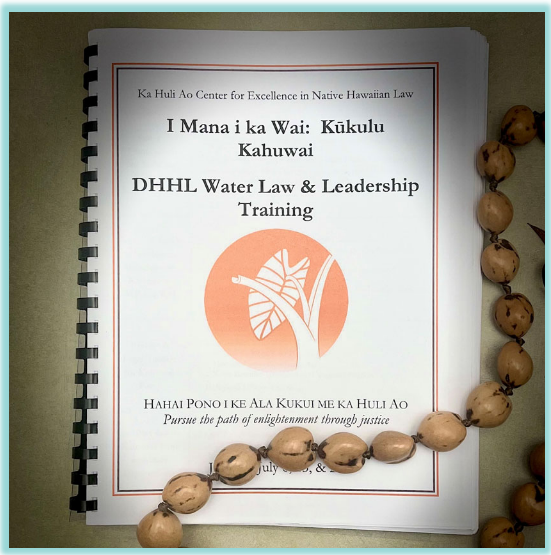
3. Beneficiary Capacity Building

9

Beneficiary Capacity Building

- **Water Law Training**
  - **Proposed by DHHL's beneficiaries**
  - **In collaboration with Ka Huli Ao**
  - **Participants from across the Pae `Āina**
  - **Six cohorts completed**

- **Next steps!**
  - **Practicing advocacy**
  - **Supporting with testimony**
  - **Encouraging others to participate**
  - **Tentative dates! Application process.**



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Mahalo

DEPARTMENT OF HAWAIIAN HOME LANDS

Nīnau?

11

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

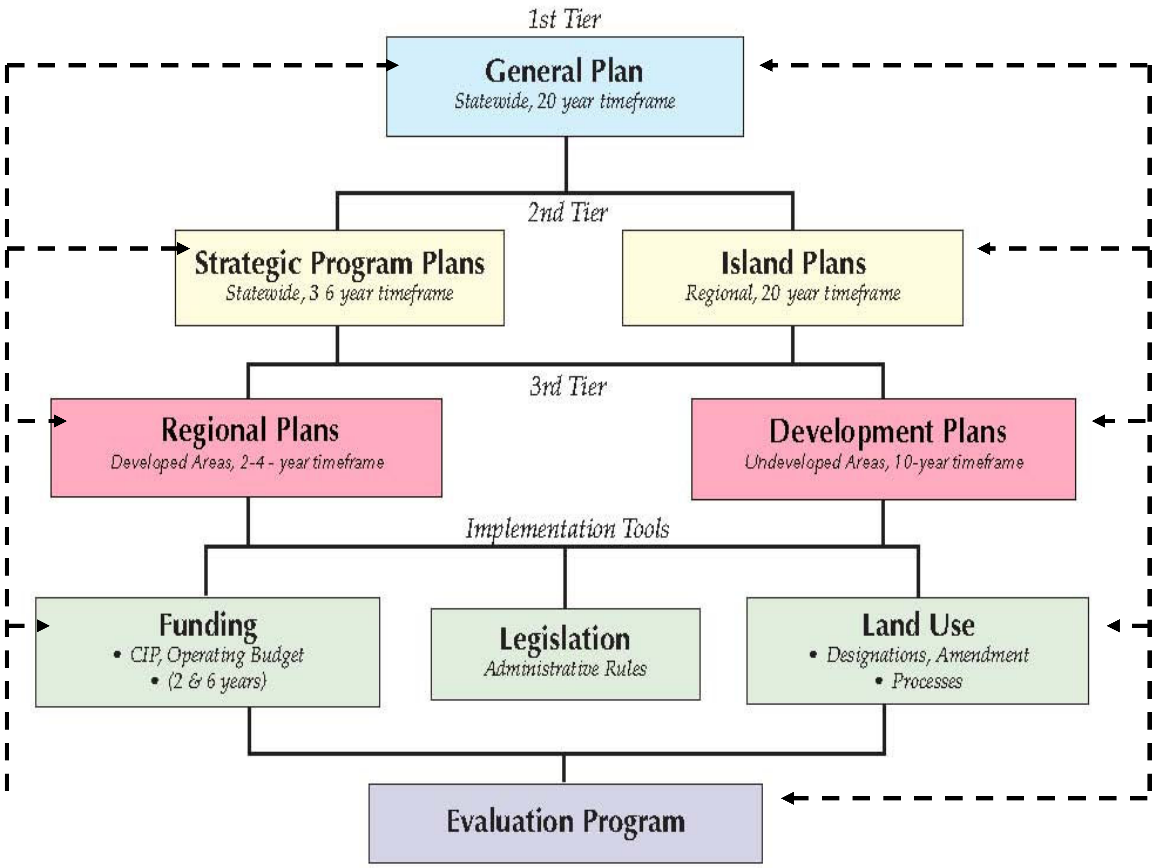
Status Update on Plan Implementation

in the West Hawai’i Region: Hawai‘i Island Plan (2002), West Hawai‘i Amendment (2009), Kealakehe-La‘i ‘Opua (2020), Kawaihae (2024) and Waimea Nui (2025) Regional Plan.

ITEM G-3

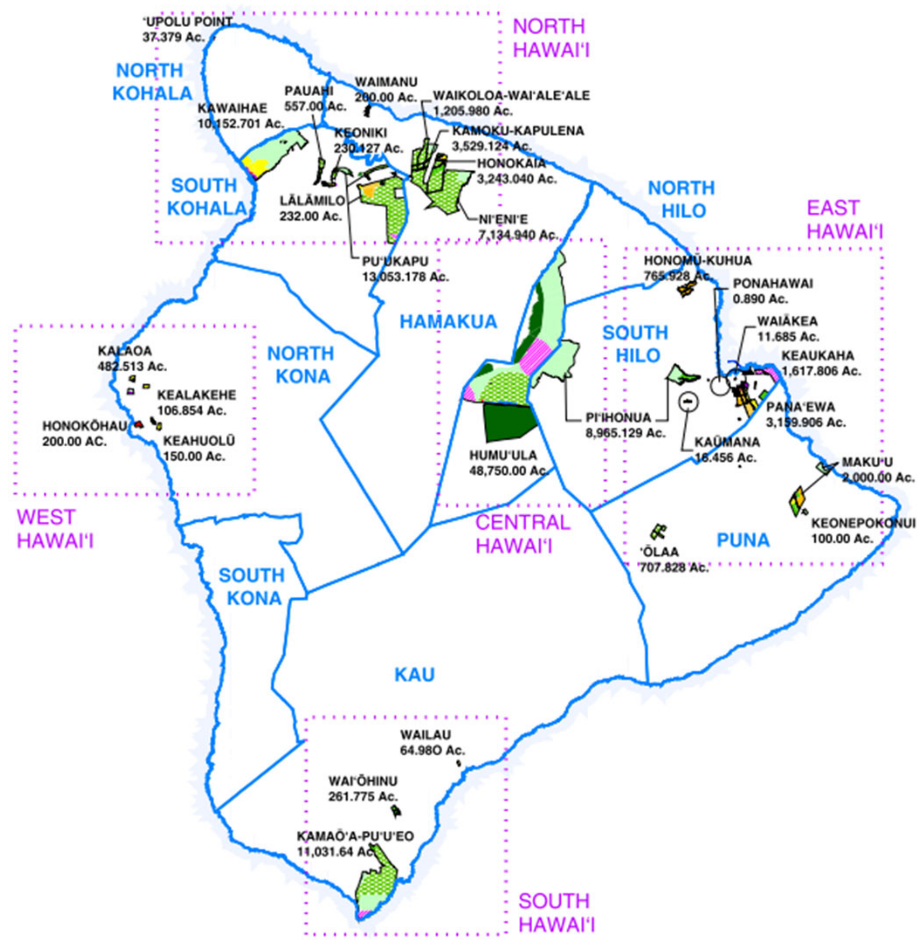
March 17-18, 2025

DHHL PLANNING SYSTEM



DHHL Planning System

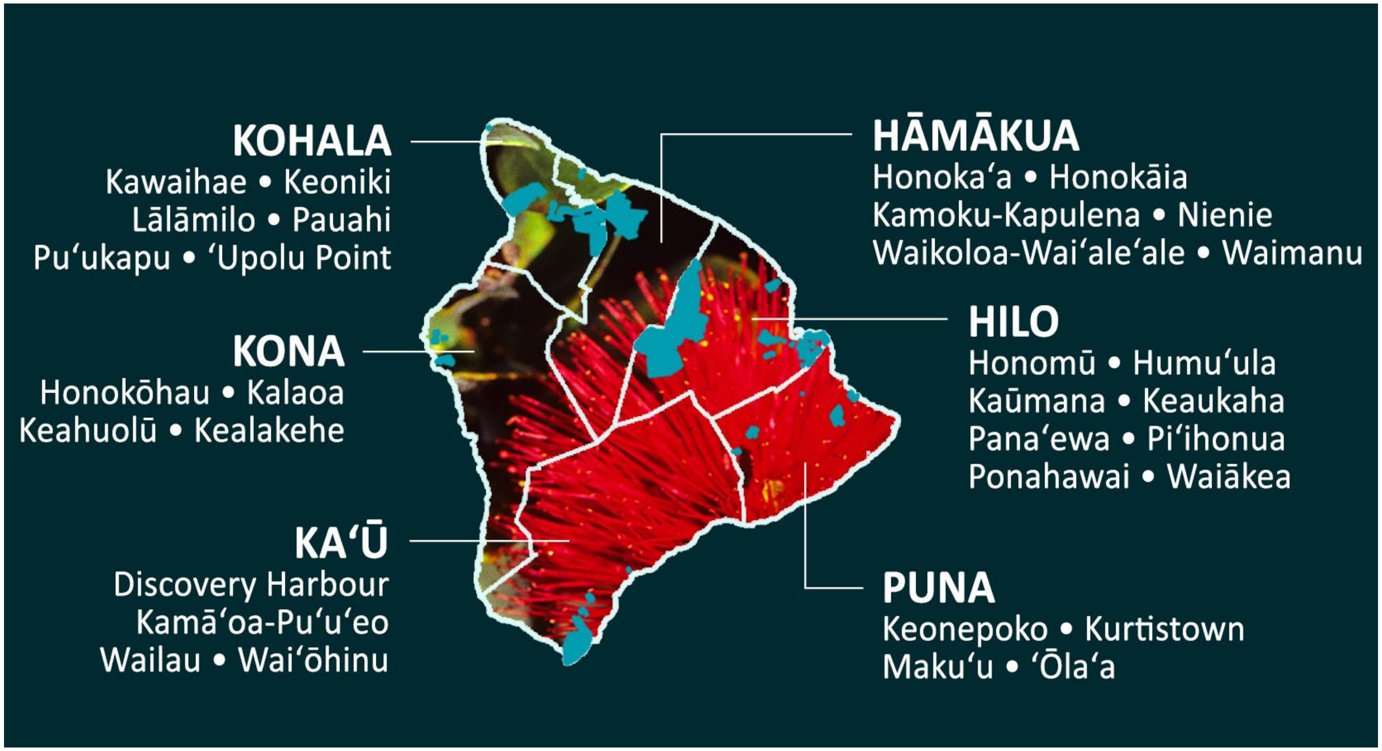
Hawai‘i Island Plan



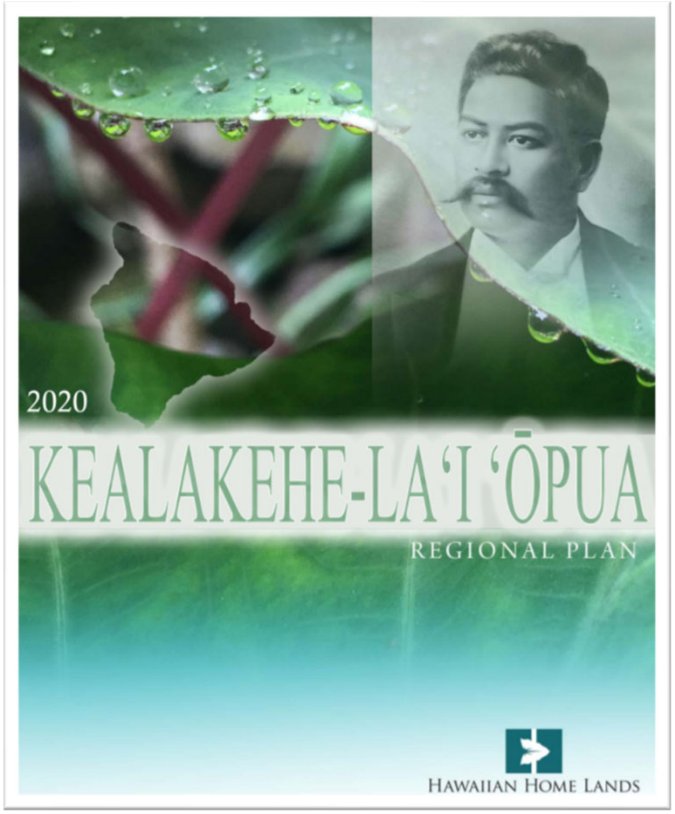
Hawaiʻi Island Plan Update (2026)

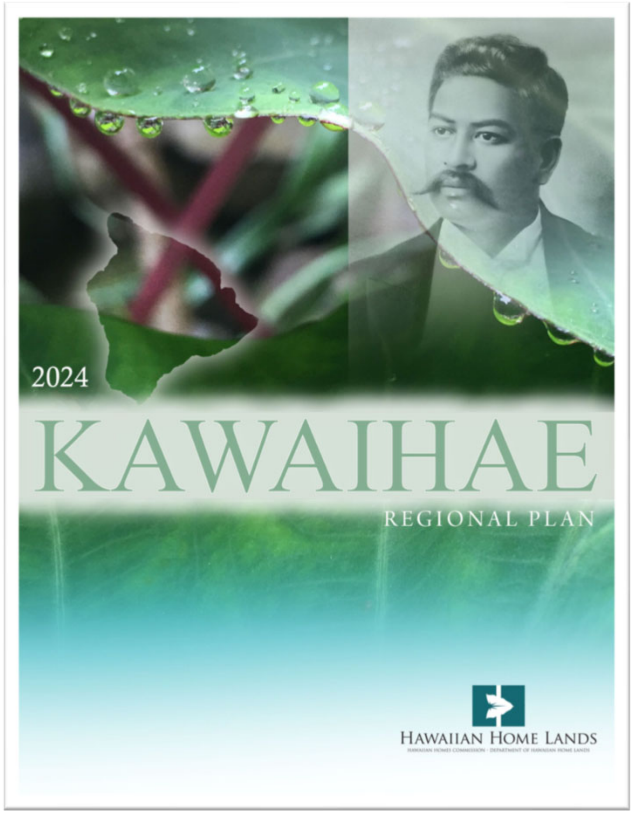
<u>Timeline:</u>

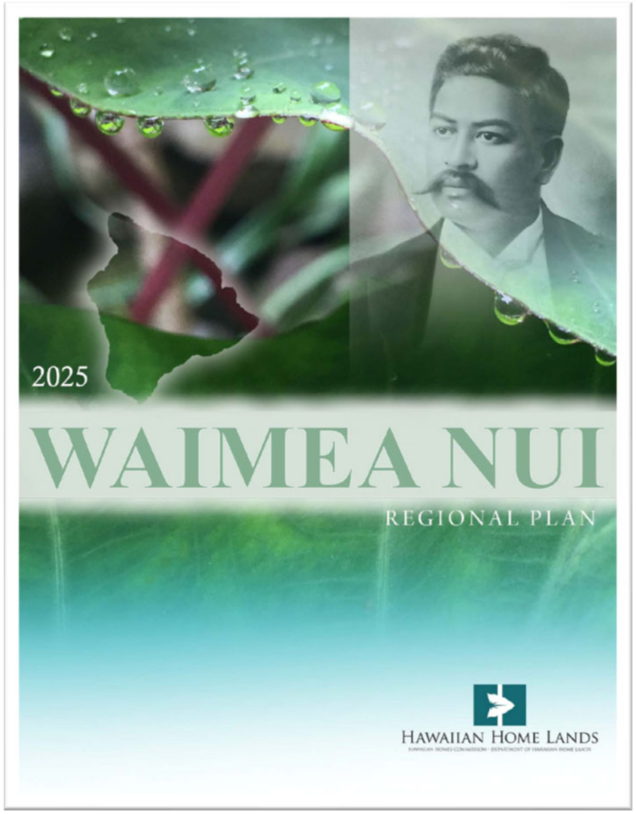
- **Proj. Kick-Off – Aug 2023**
- **BC Rd #1 – Aug 2024**
- **BC Rd #2 – Apr 2025**
- **BC Rd #3 – Dec 2025**
- **Draft Plan – June 2026**
- **Final Plan – Oct 2026**



West Hawai‘i Regional Plans



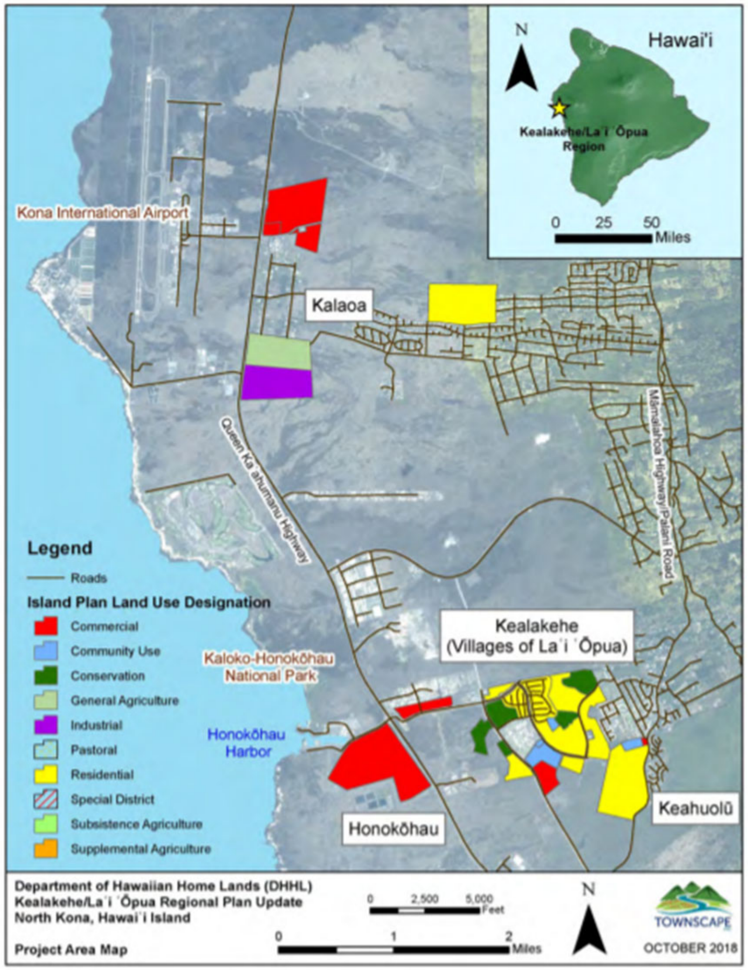




Kealakehe-La‘i ‘Ōpua Regional Plan (2020)

Priority Projects:

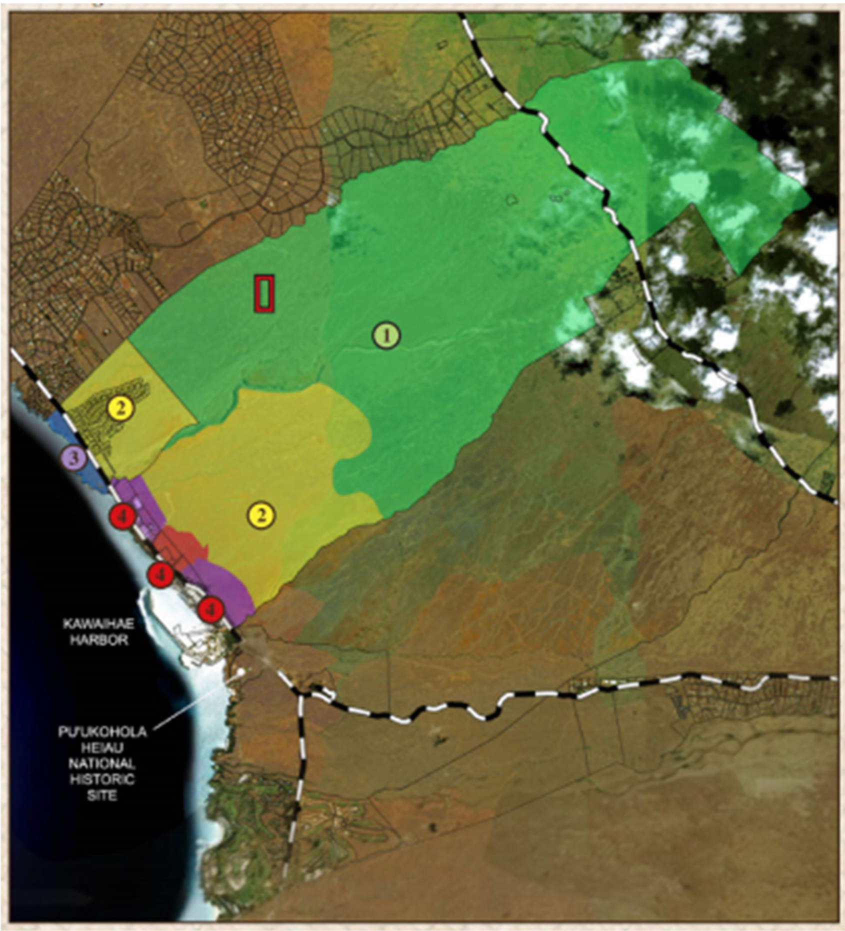
- **North Kona Water Source Development Project** (on-going)
- **Provide homestead opportunities for beneficiaries in the "Gap Group"** (on-going)
- **Renewable Energy Initiative** (on-going)
- **Establish a DHHL Kona District Office** (not started)
- **Initiate Commercial Development of DHHL lands near Honōkohau Harbor** (not started)



Kawaihae Regional Plan (2024)

Priority Projects:

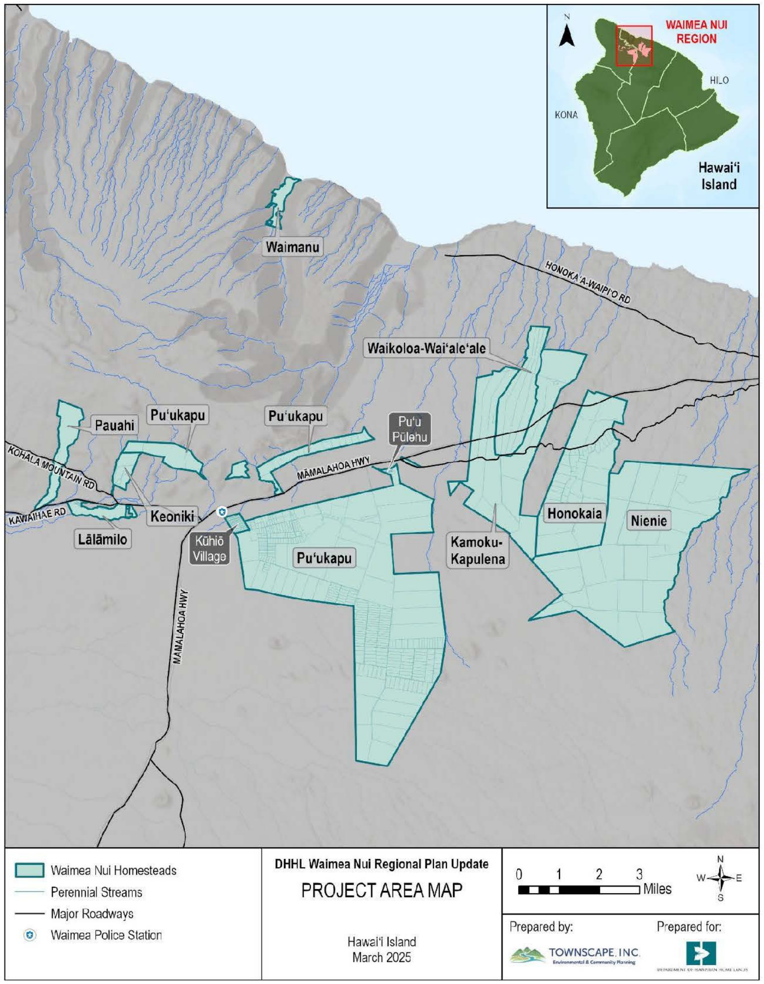
- **Water – Wai Ola** (on-going)
- **Emergency Escape Route & Traffic Safety Measures** (on-going)
- **Kailapa Resource Center** (no progress)
- **Safe Energy Upgrades** (not started)
- **Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation** (on-going)



Waimea Regional Plan (2012)

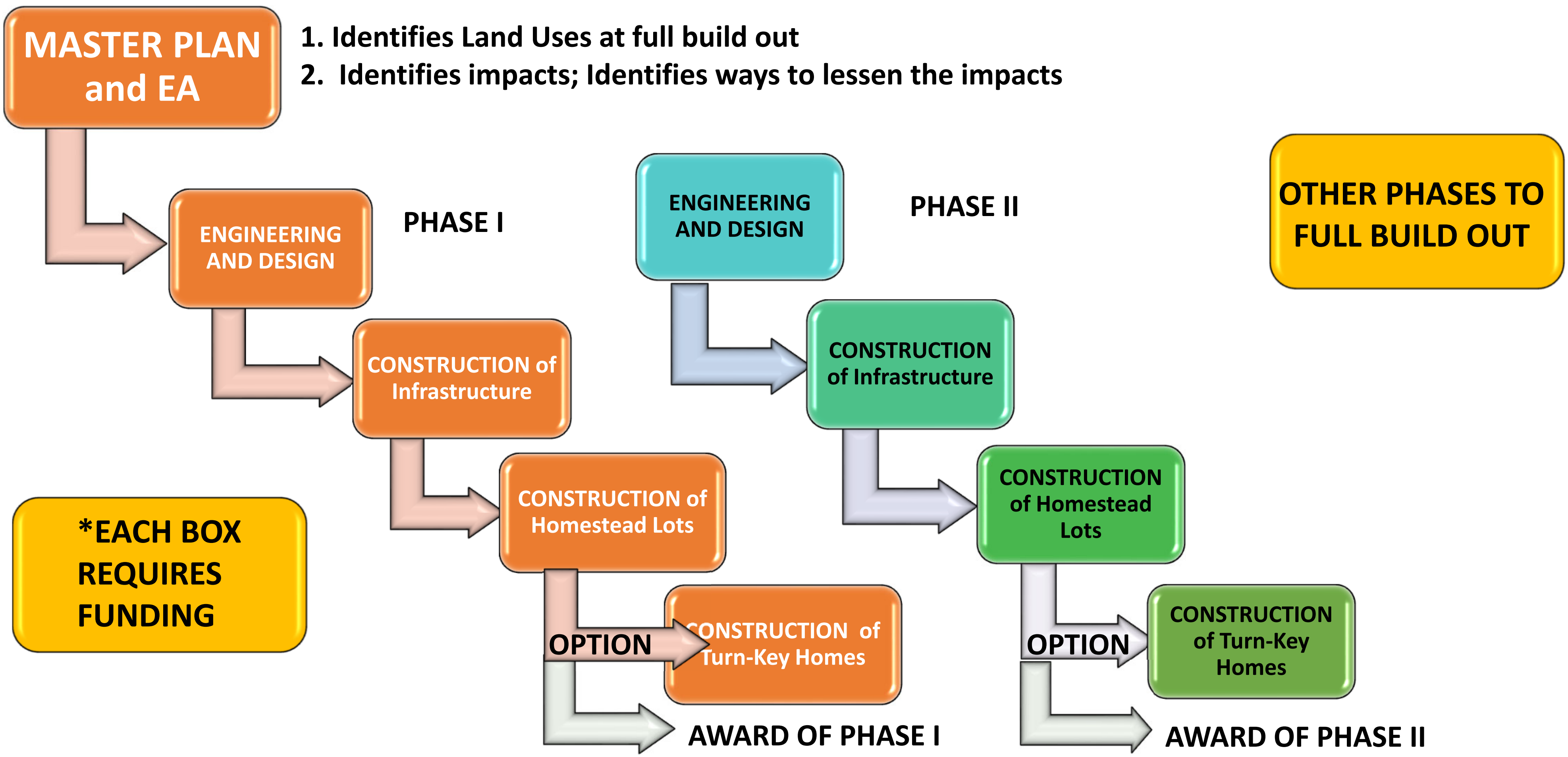
Priority Projects:

- **Waimea Nui Hawaiian Homestead Community Initiative** (on-going)
- **Equitable and Sustainable Water Access** (on-going)
- **Strategize and Initiate Subdivision/Commencement Date (Pu‘ukapu)** (on-going)
- **Homestead Safety and Security Improvement Program** (on-going)
- **Waimea Nui Agricultural and Pastoral Pilot Program** (on-going)

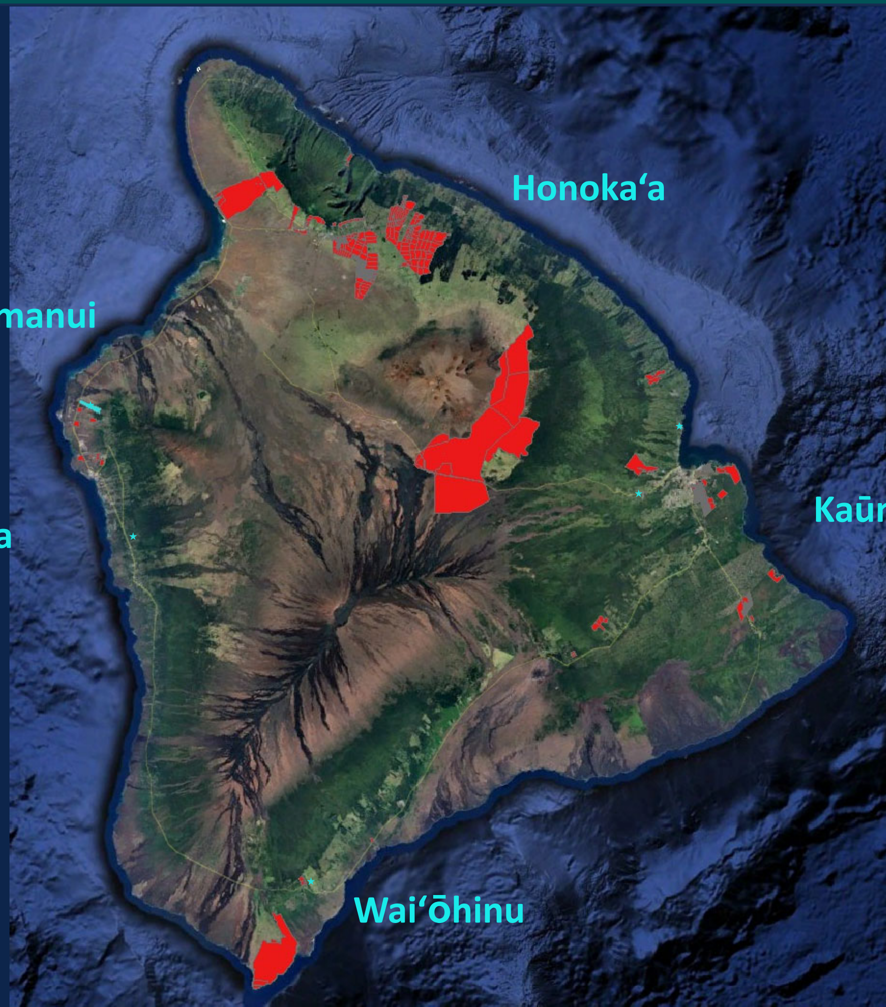


Homesteading Updates:
Hawai‘i Island

Homestead Development Process

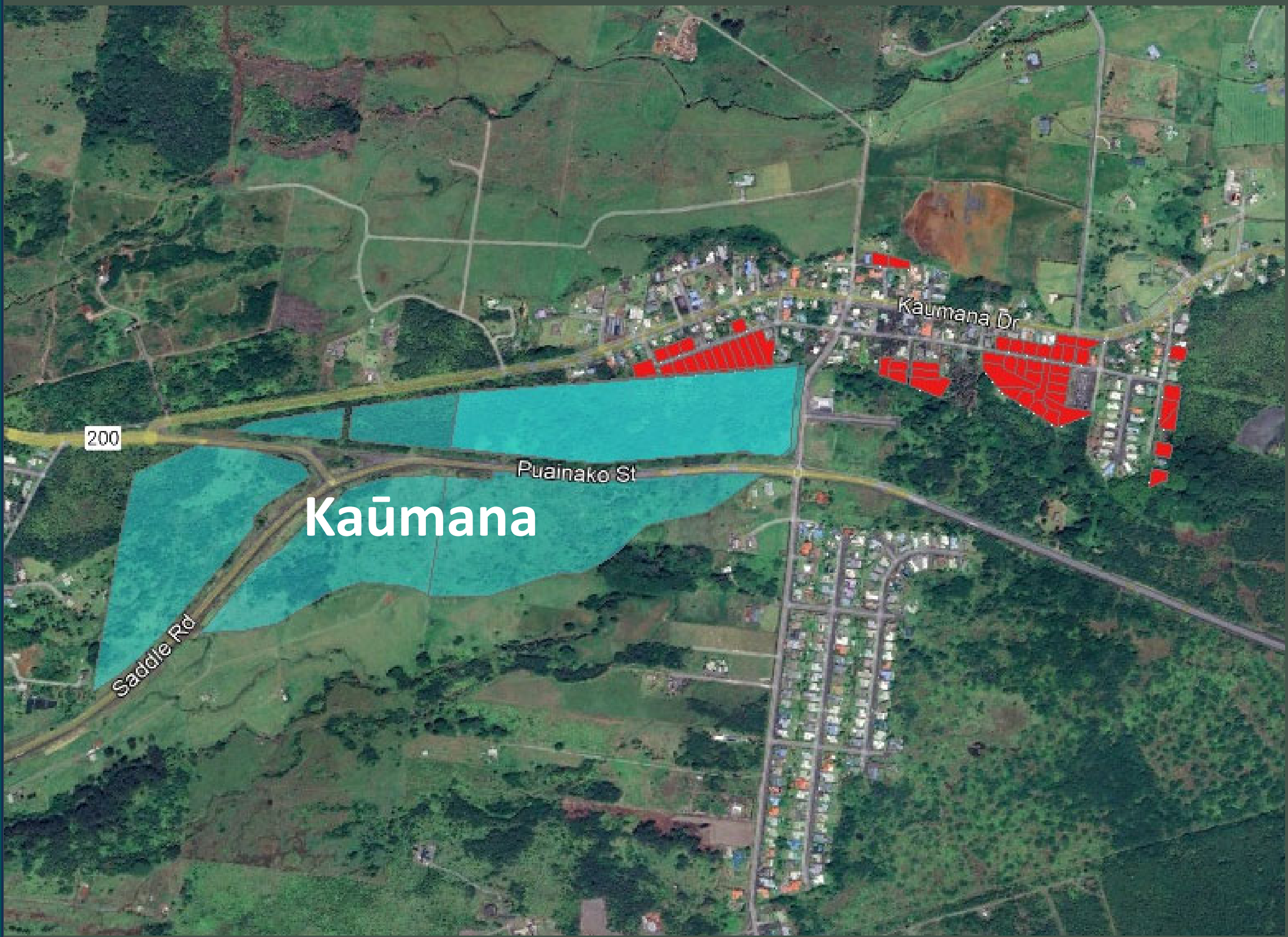


LANDS ACQUIRED ON HAWAIʻI ISLAND



693-acres were added to the HHLs Trust

NEW LANDS ACQUIRED ON HAWAIʻI



KAŪMANA

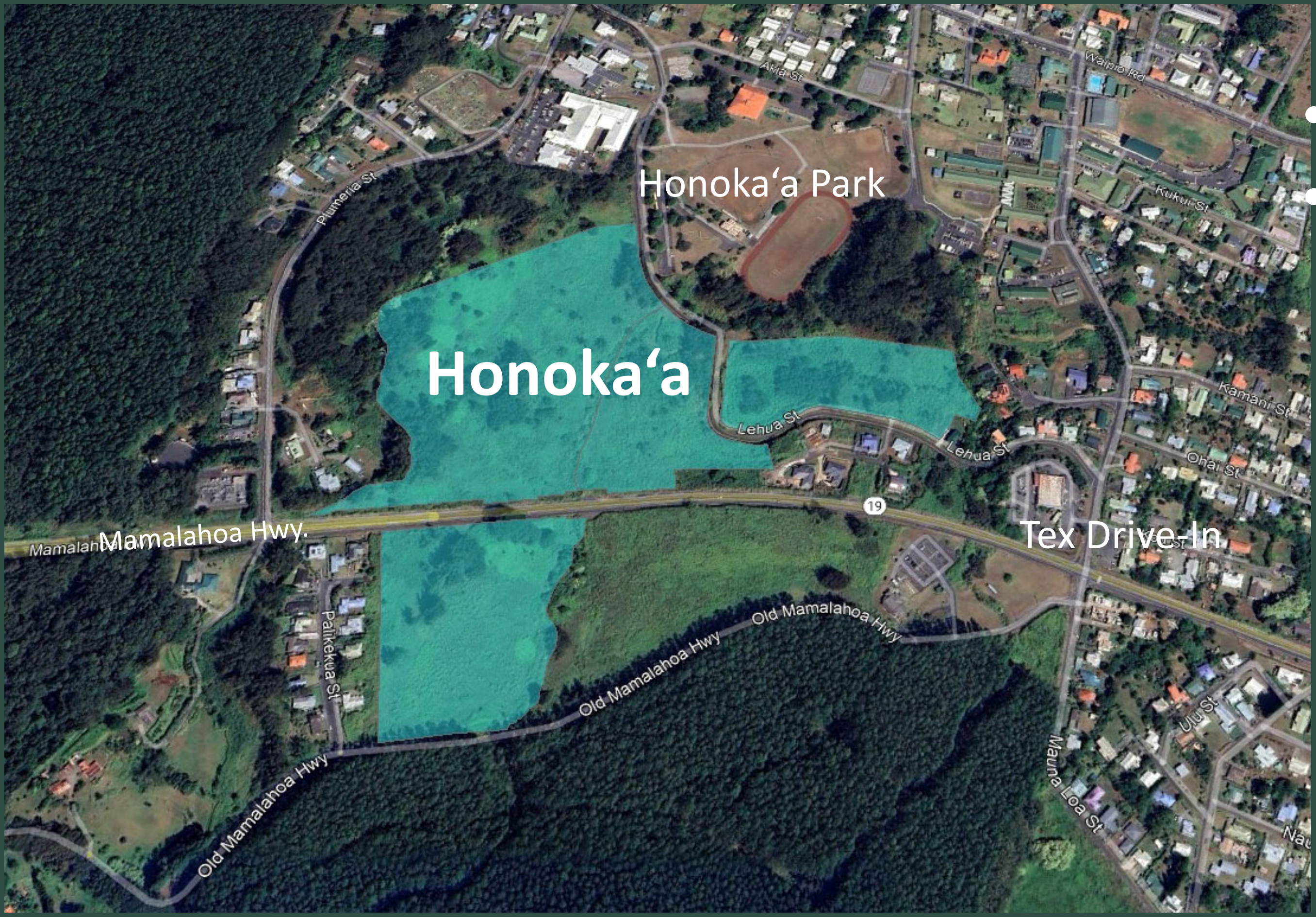
Existing

- 16.72-acres
- Residential Lots: 48

New Land

- 121-acres
- Potential Lots: mix of residential, sub ag, & community.

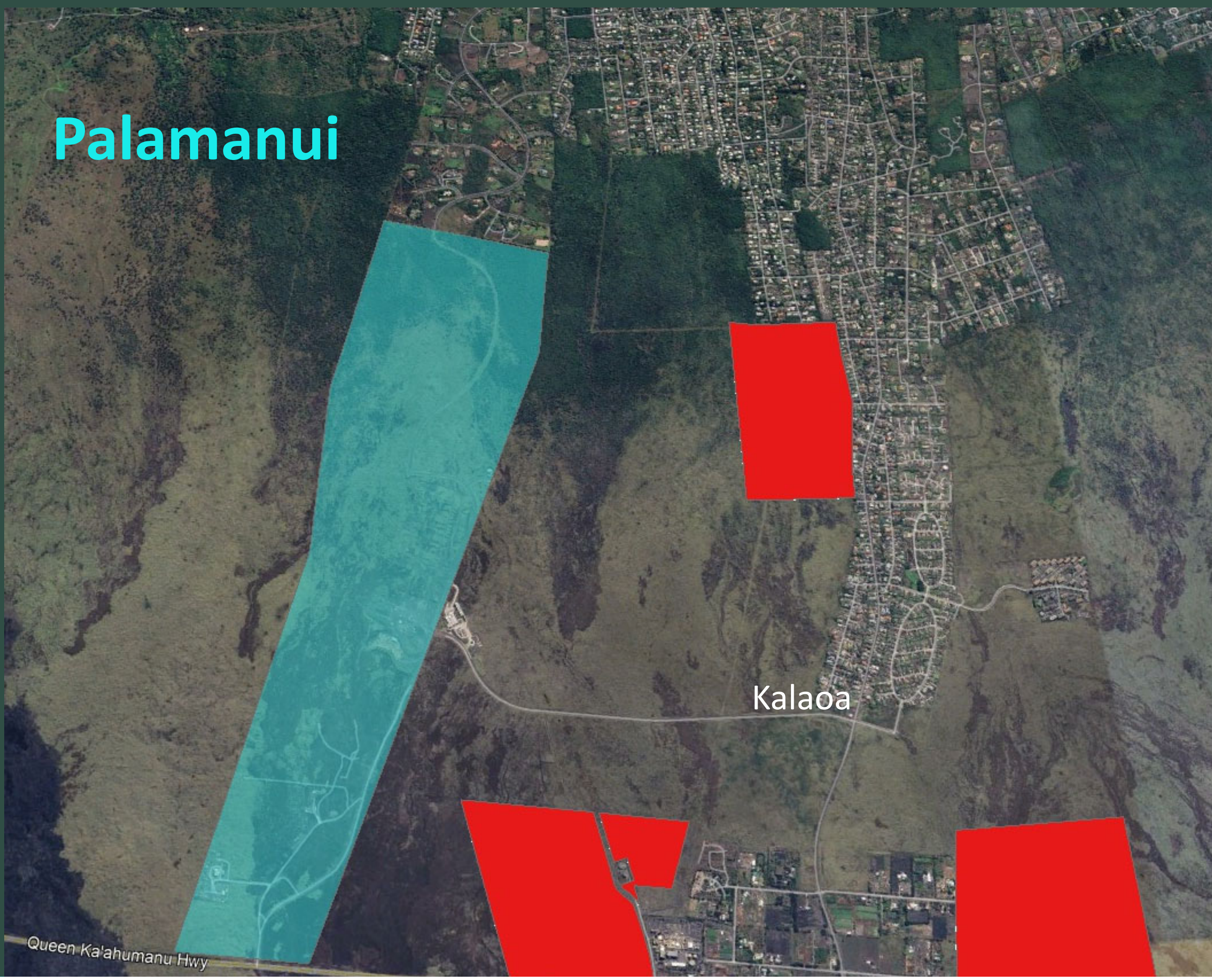
NEW LANDS ACQUIRED ON HAWAIʻI



HONOKAʻA

- 46-acres
- Potential Lots: mix of Residential & Sub. Ag

NEW LANDS ACQUIRED ON HAWAIʻI

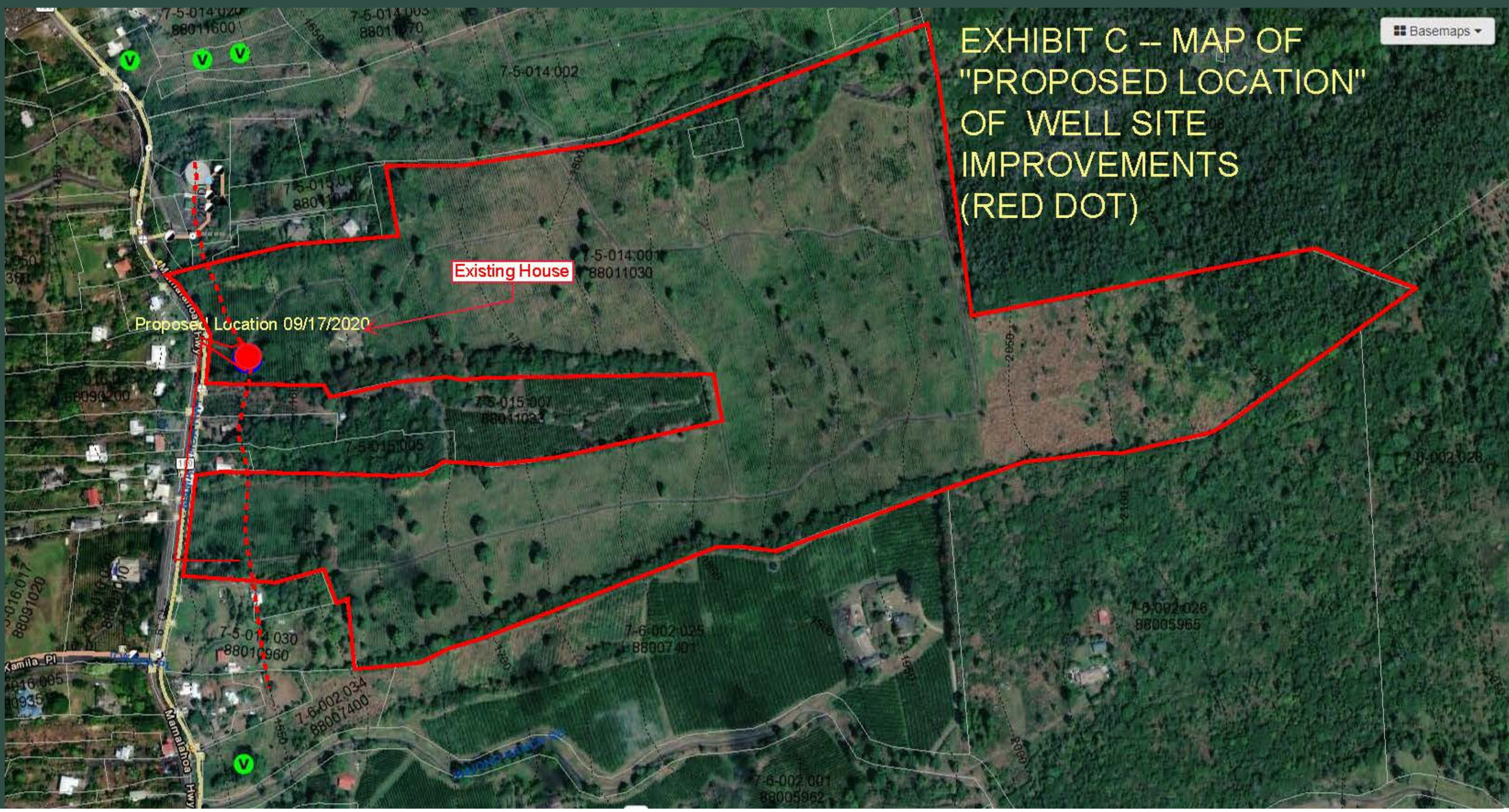


PALAMANUI

- 20-acres of the 725-acre parcel shown here
- Potential Lots: mix of kupuna housing and residential

NEW LANDS ACQUIRED ON HAWAIʻI

Waiʻaha



WAIʻAHA:

- 127-acres
- Potential Lots: Agricultural farm lots

NEW LANDS ACQUIRED ON HAWAIʻI

Waiʻōhinu

WAIOHINU

- 379-acres
- Potential Lots: Agricultural farm lots

Additional Planning Initiatives

- **Hawai ʻi Island Plan Update**
  - 3rd/Final Rd. of BC Mtgs completed Dec 2025
  - Anticipated Final – Summer 2026
- **North Kona Water Source Development**
  - Waiʻaha Parcel (Gianulias closed Sept 2025)
  - Draft LOI for KS Well sites almost complete, Ch. 343 complete, PSA & closing anticipated Summer 2026
- **Grant Support for Waimea Nui EOC**
  - Total of $6.8M in federal grant funds; ~69% complete
- **Homesteading Master Plans & EAs**
  - Waiʻaha Parcel MP & EA (First Ag lots in Kona); will begin Fall 2026
  - Hawaiʻi Island Pastoral MP & EA; will begin Summer 2026
- **FY26 Grant Funding**
  - $3.6M+ to beneficiary entities in Kawaihae, Kealakehe and Waimea Nui to support capacity building, facilities, programs and disaster mitigation projects.

Mahalo

DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov

HAWAIIAN HOME LANDS

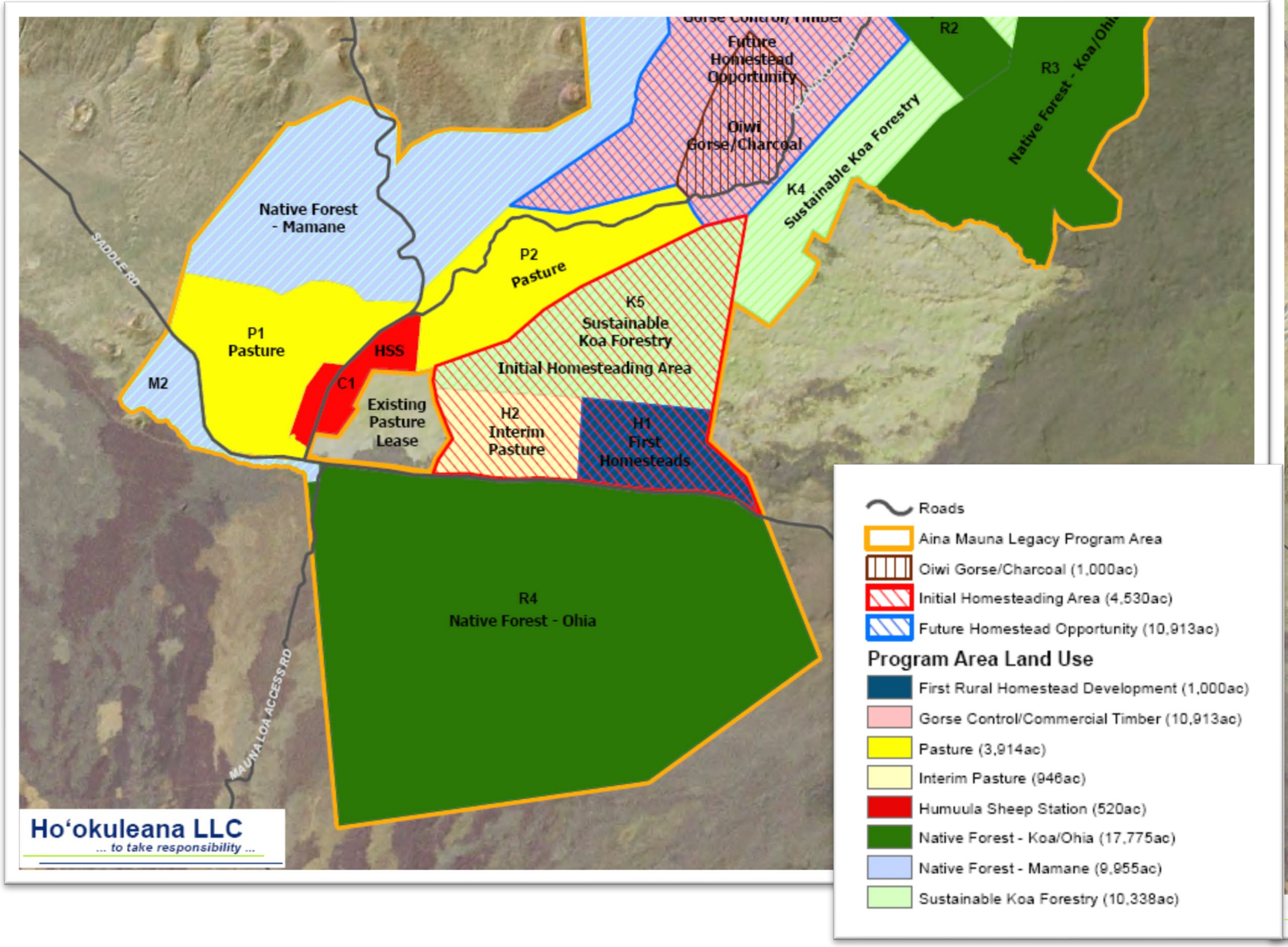
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

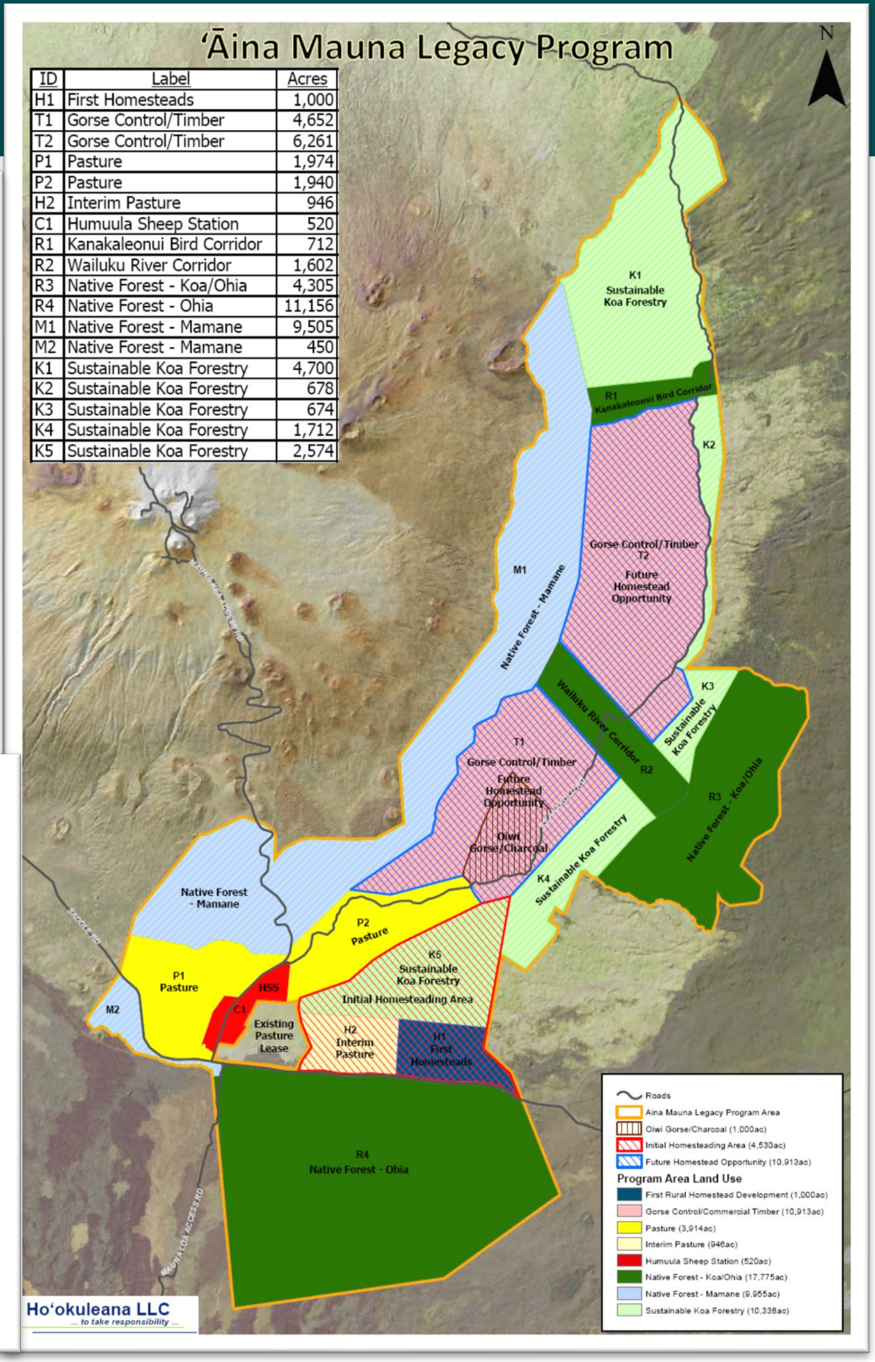
ITEM G-4

For Information Only – Beneficiary Meetings and Comment Period Report, ʻĀina Mauna Land Use Requests by two beneficiary organization applicants for stewardship and revenue-generating activity proposed for portions of the ʻAina Mauna lands, TMK No. 3-8-001:007 (por.).

May 18-19, 2026

PROJECT AREA





PROCESS

- **Beneficiary Meeting:**
  - In-person on March 31, 2026 at Hale Kūhiō
  - In-person on April 2, 2026at Keaukaha Elem. School
- **7,428 postcards were mailed to beneficiaries on the Big Island**
- **Presentation: see Exhibits B & C**
- **Website**: https://dhhl.hawaii.gov/aina-mauna-land-use-requests/

PARTICIPATION

Beneficiary Consultation Meeting	Participants	No. Self-ID as DHHL Beneficiaries/Beneficiary Organizations
March 31, 2026	74	37
April 2, 2026	104	54
Comment Period	39 hardcopy 46 online 1 phone 2 email	n/a 40 online 1 phone 2 email
After Comment Period	2	2

BENEFICIARY COMMENTS

- **Beneficiaries expressed concerns about the process.** Comments during the meeting focused on how addressing competing land use requests in this way <u>pits two beneficiary organizations against each other unnecessarily</u>, and a provision for how better to address competing requests in the future should be crafted.
- **Beneficiaries expressed a preference for cooperation between the two entities, while some commented expressly that past actions by Koa Kiaʻi's leadership has demonstrated an inability to work collaboratively.**
- **Beneficiaries expressed a preference for the most qualified applicant to be selected through a competitive process.** Some suggested a solicitation process similar to other non-homesteading uses on revenue generating parcels.

BENEFICIARY COMMENTS

- **Beneficiaries expressed concerns over both the legality of an entity other than the HHC issuing homestead leases.**
- **Beneficiaries expressed a concern for the long-time homestead lessees of Humuʻula, the Kaniho ʻOhana, and potential impacts to their homesteading, stewardship, and water system management.**
- **When asked to share a preference, beneficiaries expressed the following preferences:**
    - Waimea Nui – 46 beneficiary, 0 non-beneficiary
    - Koa Kiaʻi – 26 beneficiary, 5 non-beneficiary
    - Both – 4 beneficiary, 1 non-beneficiary
    - Neither – 2 beneficiary, 0 non-beneficiary
    - All homestead assoc. on the Big Island – 1 beneficiary
    - Not sure/need beneficiary consultation – 2 beneficiary

Next Steps & Recommendation

The Planning Office makes the following suggestions for next steps:

- DHHL staff shall conduct meetings with the applicants and provide analysis of the proposed uses and applications with recommendations to the HHC for action.
- The HHC should consider the high participation from beneficiaries and all the important input shared when taking action on these requests.
- A new process for land use requests for long-term land dispositions for non-homesteading uses should be created for DHHL beneficiaries and beneficiary organizations that is customized to the needs of our beneficiaries and accounts for the potential of competing land uses.
- All future long-term land dispositions for land uses and parcels on the ʻĀina Mauna that are considered non-homesteading in nature, even those captured in the ʻĀina Mauna Legacy Plan, should be required to fulfill beneficiary consultation.

Next Steps & Recommendation

<u>The Planning Office makes the following suggestions for next steps:</u>

- All land dispositions on the ʻĀina Mauna should take into account the existing homesteaders who have 99-year pastoral homestead leases on the land, and whose interests should be a high priority to the Department and the Commission.
- All land uses on the ʻĀina Mauna are subject to compliance with both Ch. 343, HRS, Ch. 6E HRS, specifically Ch. 6E-8-(b), and Article XII, Section 7, Ka Paʻakai Framework Analysis. There may be exemptions for Ch. 343, HRS, but no such exemptions from consultation with SHPD exist for Ch. 6E, HRS or Article XII, Section 7 Ka Paʻakai Framework Analysis, and the Department and Hawaiian Homes Commission may be held legally responsible for non-compliance with these regulatory statutes.
- Applicants should not be accessing home lands and setting up structures on the parcels without going through proper channels. Such action speaks to an applicant's willingness and capacity to abide by the terms of a land disposition on Hawaiian home lands.

Mahalo

DEPARTMENT OF HAWAIIAN HOME LANDS

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Carbon, Capture, Storage & Utilization

DIBSHAWAII CCSU PLATFORM

SPRING

2026

hi.ccsu CONSORTIUM

CARBON CAPTURE STORAGE UTILIZATION

DIBS HAWAII

DRY ICE BLASTING SERVICE

NAER INC

Resilience, Recovery & Robustness

local resources and teaming relationships w/ best in class technolgy and innovation

Food Grade Liquid CO2 (LCO2) virtual terminal

Food and Energy Security

Carbon enrichment for agriculture

Carbon dioxide for water treatment

Carbon dioxide sequestration into concrete infrastructure

Workforce development career pathways

Inter-island dry ice production hub

Disatser readiness and response

Dry ice blasting environmental cleaning

DIBS HAWAII DRY ICE BLASTING SERVICE

AG ENERGY HAWAII

NAER INC

Ho'oulu Holdings
Hawaiian Renewables
Innovation & Technology

Hui Ho'olako
HAWAIIAN INITIATIVES

GOV. MSG. NO. 1299

EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

June 27, 2022

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirty-First State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirty-First State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

This is to inform you that on June 27, 2022, the following bill was signed into law:

SB2865 SD2 HD1 CD1 — RELATING TO THE ISSUANCE OF SPECIAL PURPOSE REVENUE BONDS TO ASSIST DIBSHAWAII LLC.
ACT 198

Sincerely,

David Y. Ige

DAVID Y. IGE
Governor, State of Hawai'i

Approved by the Governor
on JUN 27 2022

ACT 198

THE SENATE
THIRTY-FIRST LEGISLATURE, 2022
STATE OF HAWAII

S.B. NO. 2865
S.D. 2
H.D. 1
C.D. 1

A BILL FOR AN ACT

RELATING TO THE ISSUANCE OF SPECIAL PURPOSE REVENUE BONDS TO ASSIST DIBSHAWAII LLC.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that DIBSHawaii LLC plans to build a net-zero carbon capture storage utilization platform that will recover vented carbon dioxide emissions and scrub and liquify the emissions into food grade liquid carbon dioxide. The recovered carbon dioxide may be placed in pressurized storage tanks, creating a virtual terminal for food grade carbon dioxide to be utilized across the State. This product will be utilized for agriculture, energy, and carbon storage in support of the food security and resilience goals of the State. The intent is for seventy-five per cent of the repurposed carbon dioxide to be dedicated to agriculture and energy. The other twenty-five per cent is projected to be dedicated to the United States Department of Defense to be used as critical process input to create renewable jet fuel and further advance dry ice cleaning efforts on Department of Defense bases, as well as for carbon dioxide mineralization in concrete for state government projects.

Carbon

22,000 TONS OF POST COMBUSTION CO2

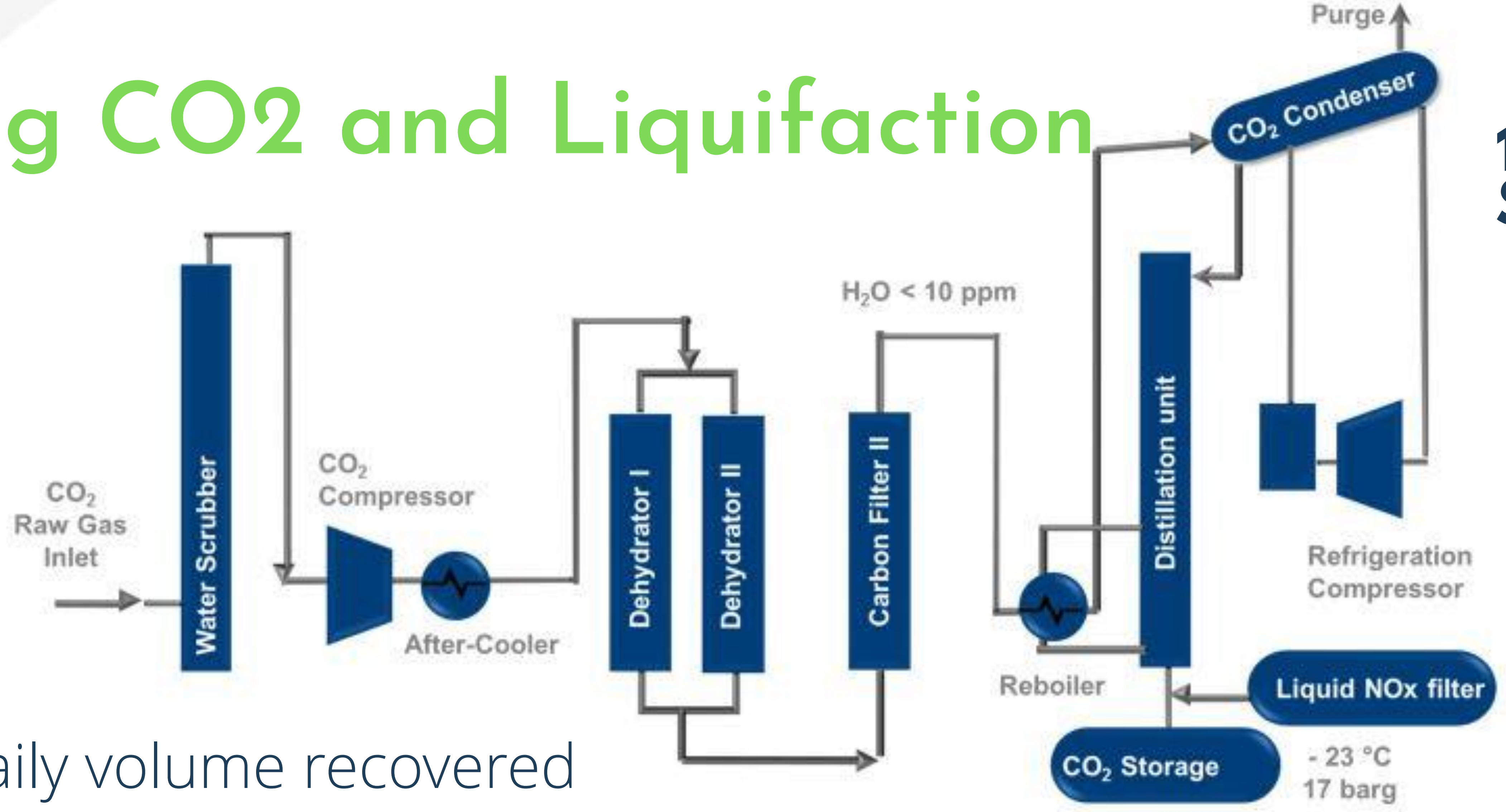
recovery annually

Hawaii's got DIBS on CO2

Food grade liquid carbon dioxide to support State wide agriculture, energy & cold-chain logistics

Scrubbing CO2 and Liquifaction

100 ton onsite LCO2 Storage



60 tons CO2 daily volume recovered

Post combustion recovery compressed CO2 stream

Raw Gas Inlet	Processes on all RBU plant types					
	CO_2 compressor	Activated Carbon Filter	Dehydrator	Purification Unit	Refrigeration Unit	Storage Tank
Fermentation •Brewery •Distillery •Bio-ethanol **Chemical production** •Ethylene •Hydrogen •Ammonia	Compresses the CO_2 gas from atmospheric pressure to 15-20 bar in two stages	Removes any remaining smelling substances from the CO_2	Removes water down to less than 10 ppm	Separation of non-condens-able gases	Supplies necessary cooling to liquefy the CO_2	The liquid CO_2 is stored in an insulated storage tank

Capture

Onsite power Generation
4.2 MW combined cycle

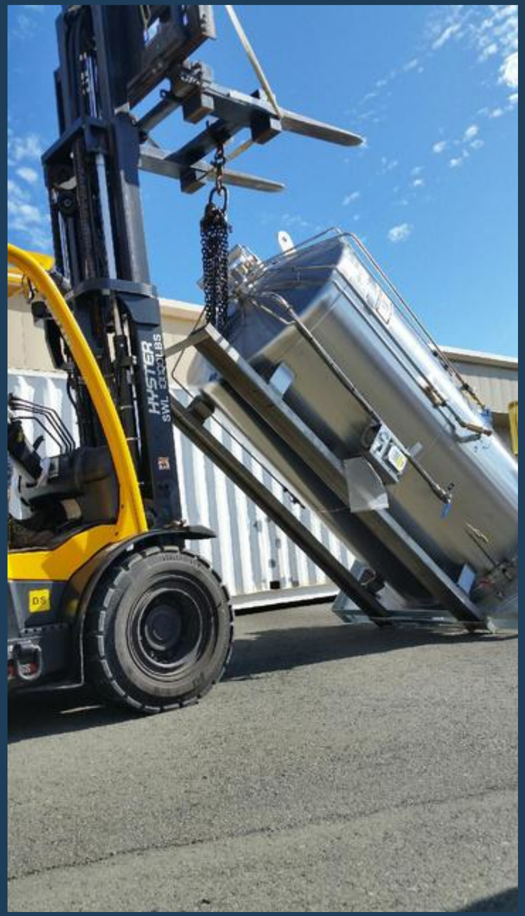
Heat recovery for post combustion CO2 capture

NAER INC

Kawaihae, Hawaii

Storage

Virtual Terminal and Pipeline



Establishing a Hawaiian 3rd party CO2 infrastructure

Onsite dry ice production

Maui, Big ISland, Oahu & Kauai

(8) 50 ton tanks serve as storage for the utilization of food grade carbon dioxide.

Each remote CCSU site will also have dry ice + revert recovery capabilities and vapor filling station.

Utilization

Remote location dry ice production + CO2 revert recovery

Dry Ice Production Systems

Dry Ice Production Hub

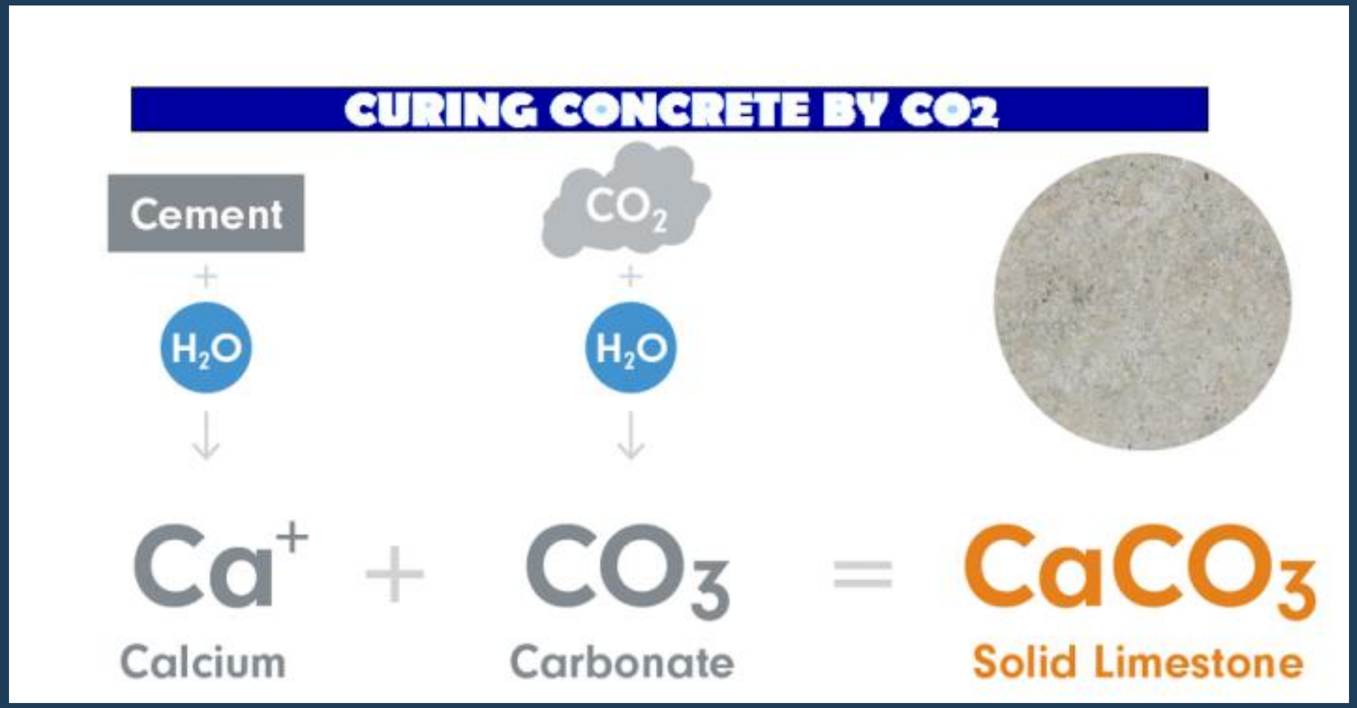
up to 120 kg/hr | 265 lbs/hr OR up to 350 kg/hr | 772 lbs/hr

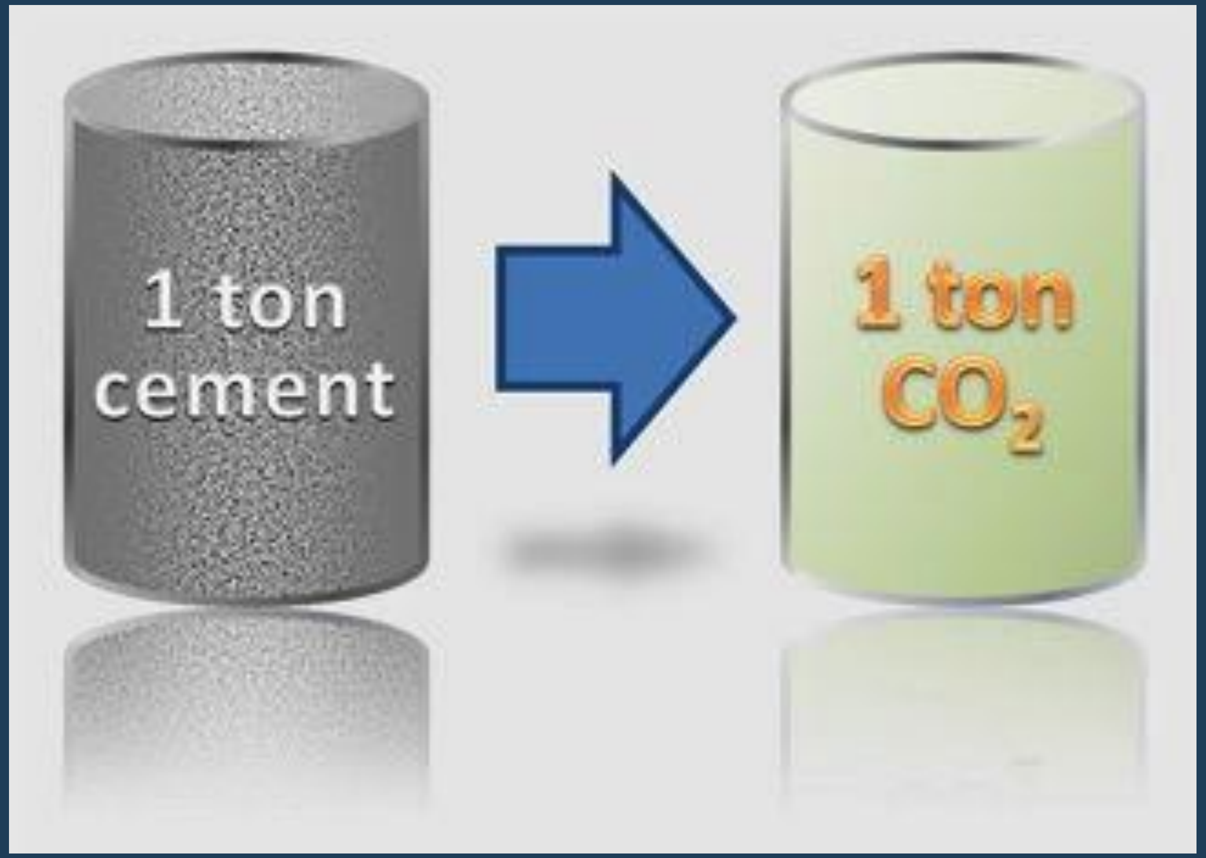
The Dry Ice Production Hub is the PR120H or PR350H pelletizer integrated with a 10ft High Cube ISO Transportable Container, capable of producing up to 120 kg/265 lbs or 350 kg/772 lbs of dry ice pellets per hour. The Dry Ice Production Hub is mobile and enables easy setup and handling of dry ice production. It is ready to use by supplying electrical power and liquid CO_2. As a mobile solution, it allows dry ice production in various facilities and in rugged, tough environments. With low ownership and maintenance costs, you can supply fresh, high quality dry ice on demand.

High density dry ice for cold chain logistic support

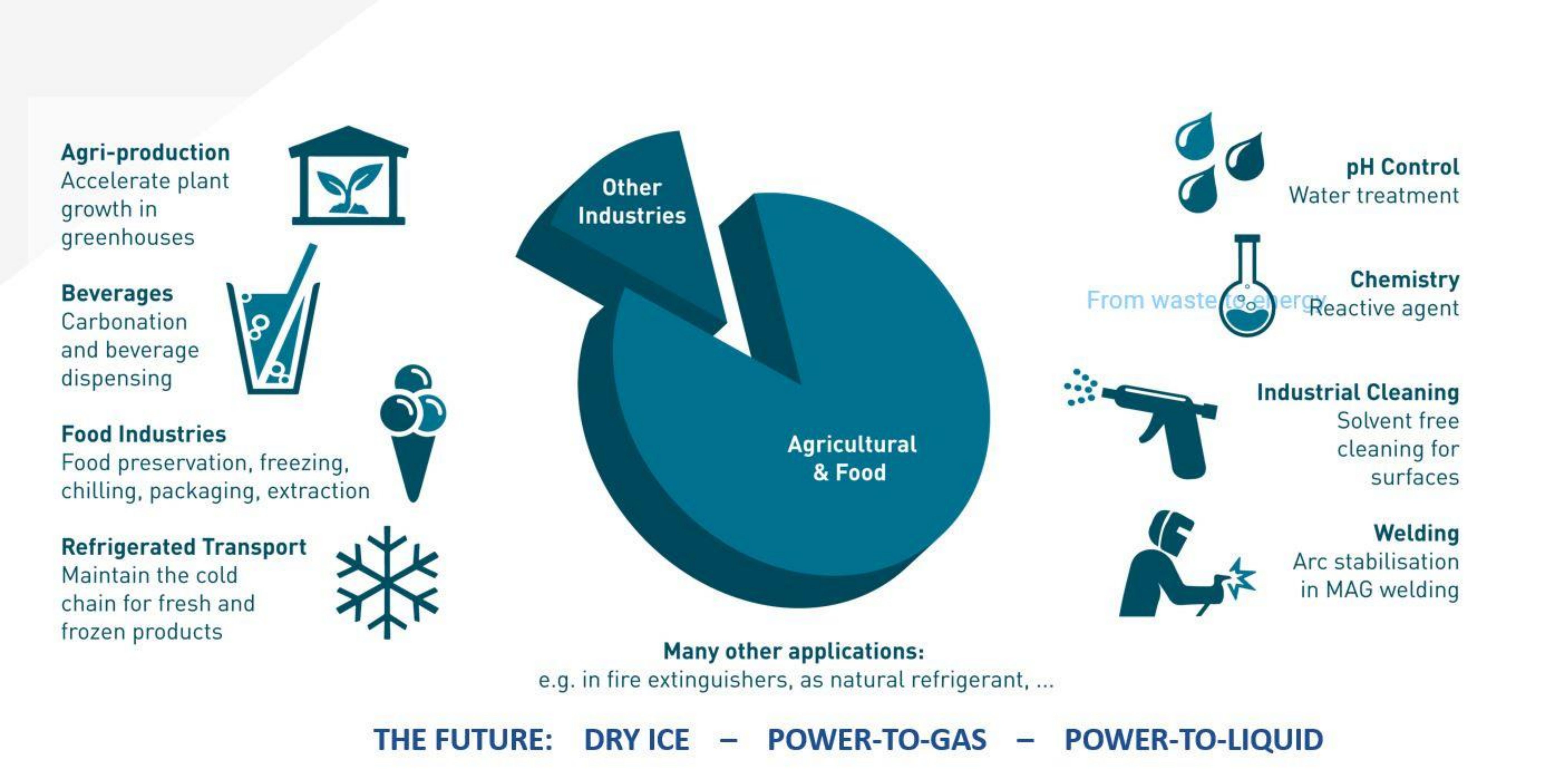
Cold Jet®
the force of nature

Sequestration





Locally sourced CO2 stream utilization to sequester carbon dioxide into Hawaii's concrete and cement infrastructure



LOCALLY SOURCED STREAM OF CO_2 FOR UTILIZATION

May 18, 2026

Aloha Chairperson/Director Watson, and Members of the Hawaiian Homes Commission,

Thank you for the opportunity to provide testimony on item **F-7, Approval to Issue Revocable Permit to Homestead Community Development Corporation, Emergency Shelter and West Kauai Kumu Camp** proposed by the DHHL Land Management Division. The materials provided in the agenda leaves much unaddressed. Therefore, we request that this item be deferred to allow more time for community discussion and Commission review.

<u>Emergency Center</u>

While advocacy for an emergency center to benefit residents in west Kauai is understandable and reasonable, it isn't clear that the contents of this proposal is the best approach to providing this type of service for the community.

If the HHC believes that lands under its purview should be used for an emergency center for everyone who lives in west Kauai, Native Hawaiians and others, why would the best approach be for it to be developed and operated by a non-profit? If DHHL land is to be used for an emergency center to benefit members of the public, wouldn't it be best as a collaborative effort with the Country of Kauai and other agencies of the State of Hawaii? Working with established government entities to provide this type of service will help secure CIP funds for development, and annual budget allocations for repair, maintenance, and long-term sustainability.

While an emergency center was discussed since 2011 and was included as a past Department priority, did the priority include a Kumu Camp? If not, shouldn't the proposal for the emergency center be looked at separately from a camp? Moreover, shouldn't the larger community be consulted about the new plan which includes a camp before a permit is issued?

<u>Kumu Camp</u>

The inclusion of "tourists" as users of a proposed camp space raises concern about the prioritization of land under the HHC's purview. If the model to provide an emergency center is contingent on a non-profit being able to generate revenue through serving tourists, this will distract from the true purpose of the HHC act, to provide for the rehabilitation of the native Hawaiian people through a government-sponsored homesteading program.

This camp will likely attract tourists interested in eco-tourism. Eco-tourism also contributes to overtourism. Overtourism is a growing challenge on Kauai. For what logical reason would the HHC and/or DHHL prioritize tourism on land that should be primarily developed for Native Hawaiians on the list? If these lands, close to paved roadways can be developed for a camp, why not prioritize it for residential development for beneficiaries instead?

The assertion that the presence of the campground will help to eliminate all unlawful actions is an optimistic theory, however, increased tourist presence, often translates to increased curiosity and inquisitiveness that can escalate into behavioral issues including trespassing into other areas beyond those covered by this permit.

The Anahola Kumu Camp is in a residential area with municipal resources, not an off-grid area in a wildfire prone region.

Water/Kokee Ditch System

It is not clear in the F-7 proposal if this project will require water from the Kokee ditch system. If the project requires water from the Kokee ditch system, perhaps for restrooms, this will tax the system that is currently unable to provide consistent amounts of water for beneficiaries already on land, as well as other tenants on ADC lands. Without functioning reservoirs or water storage basins, adequate amounts of water are not currently being stored for drier months of the year. Water needs of beneficiaries, especially in this dry region, need to be addressed before new permits or leases are awarded.

While the recent legislative appropriations for the Kokee ditch system may help the infrastructure, it does not address the amount of rain that feeds the system. Global warming and legal requirements are impacting the amount of available water in the Kokee ditch system.

Other Questions

Fire Prevention

The area in the proposal is within a dry region, prone to wildfires, that have occurred multiple times in the past. If approved, will campfires be allowed at this site? Are fire breaks planned? Is there anything in the plan which restricts open fires and/or smoking to take preventative measures?

Recreation Land Use

A couple of years ago, a tenant on Agribusiness Development Corporation (ADC) land on Waimea Canyon Drive decided to offer camping and concerts on their agricultural lease. After community concerns were raised, it stopped. If approved, what types of recreational activities will be included under this proposal? Will there be any limitations?

Without a clearer, transparent business plan, we don't know if the intention includes having concerts or other noisy events, like was recently done on ADC lands.

Military Trash

The military used some of these lands for training up until the mid to late 1970s. There is military trash, shrapnel, etc on the land. Whether or not there are unexploded ordinances should be considered as well, prior to approving use of these undeveloped lands, especially as a camp for kupuna and keiki. Members of our ohana have found at least two disassembled ordinances in the past, as well as military trash.

DHHL Kauai Land Management

Please consider hiring a land agent for the island of Kauai who is based on the island. Establishing expertise about the island, community needs, water availability, and working with the beneficiaries to vet such proposals would save everyone a lot of time and ensure relevant concerns are addressed before commissioners are presented it as an action item on a HHC agenda.

In conclusion, we ask that the commissioners postpone decision on agendized item F-7 until a full business plan is transparently provided and all relevant questions are answered.

Sincerely,

Bonnyjean Manini, Eben Manini, and Joshua Manini
Beneficiary Lessees at Puu Opae, Island of Kauai

May 18, 2026

Aloha mai e Nā Hawaiian Homes Commissioners,

I am Kekoa Enomoto advocating on behalf of Pāʻupena Community Development Inc. on agendized item G-1 regarding DHHL's statewide Water Policy Plan.

Amidst the department's 2026 water priorities, I would add Kēōkea farm lots' decades-old need, and request, for extension of the Upcountry Maui nonpotable-agricultural waterline 10 miles from Naʻalae Road to Maui's only active farming homesteads.

LDD interim Administrator Kalani Fronda indicated he has identified funding for this project that would run along Kula Highway to the 66 Kēōkea farm lots.

He and I have spoken about having a spike off this waterline to irrigate the 127-acre Kēōkea-Waiohuli homelands parcel, to which Pāʻupena has a 10-year license for farming/ranching-related training.

Such an arrangement would permit gravity-fed irrigation (versus the vastly more expensive uphill-pumped proposal by the County of Maui Department of Water Supply); thereby, benefiting two homelands ag areas.

Mahalo nui for the Planning Office's water proactivity for our beneficiaries. And I hope for increased attention to, and support of, a nonpotable-ag waterline extension to Upcountry Maui's Kēōkea farm lots.

-Kekoa Enomoto
Co-founding director
Pāʻupena Community Development Inc.

cc: Robin Pikake Newhouse
President, Kēōkea Homestead Farm Lots Association