



REPORTER'S TRANSCRIPT

CITY AND COUNTY OF HONOLULU

PLANNING COMMISSION

Meeting of the Planning Commission

PLACE: In-person and Remote Meeting at Fasi
Municipal Building, 6th Floor
Conference Room, 650 South King Street,
Honolulu, Hawaii

DATE: Wednesday, July 10, 2024

TIME: 1:30 P.M.

Before: ELSIE TERADA, RPR, CSR NO. 437

RALPH ROSENBERG COURT REPORTERS
(808) 524-2090

1 APPEARANCES:

2 Vice Chair Ryan J.K. Kamo

3
4 Commissioners:

5 Joy Kimura

6
7 Commissioners present via videoconference:

8 Kai Nani Kraut

9 Hilarie Alomar

10 Elena Bryant

11 Melissa May

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21 Franz Kraintz

22 Wren Wescoatt
23
24
25

1 VICE CHAIR KAMO: Aloha, everyone, and welcome
2 fellow Commission members to the July 10, 2024 meeting
3 of the Planning Commission. For our listeners and for
4 the record, I am Vice Chair Ryan Kamo. The following
5 members are physically present here in the 6th floor
6 conference room, Fasi Municipal Building, and it is
7 just myself.

8 Joining us remotely, we have Commissioner
9 Alomar, Commissioner Kai Nani Kraut, Commissioner
10 Melissa May, and Commissioner Elena Bryant. Just a
11 reminder per Sunshine Law, we require all board members
12 participating remotely to be visible and audio, audio
13 recorded at all times during the meeting.

14 Also here today is Planning Commission and DIT
15 staff to manage and support the Webex audio visual
16 platform. Joining us today is also Commission
17 Attorney, Deputy Corporation Counsel Rozelle Agag.

18 MS. AGAG: Good afternoon, Chair and Commissioners.

19 VICE CHAIR KAMO: Thank you. A couple of
20 housekeeping items. For those present in the
21 conference room, bathrooms are located on the ground
22 floor, next to the elevators. At 3:30 p.m., King
23 Street becomes a tow away zone, and we have this
24 conference room until 4:00 p.m.

25 At this point in time, I'd like to officially

1 open the public hearing and, for the record, it is now
2 1:39 p.m.

3 A reminder for us Commissioners. We do need to
4 identify ourselves first before we speak and/or make
5 any motions. And this meeting is being audio and
6 visually recorded, which will be posted at a later day.
7 With that said, the first item on the agenda is the
8 approval of the minutes.

9 Commissioner Kimura is not here, so we will
10 skip that one. Do I have a motion to approve the
11 minutes of the May 29, 2024 meeting, as previously
12 circulated to the Planning Commission?

13 COMMISSIONER ALOMAR: Commissioner Alomar, I move
14 to approve the minutes.

15 VICE CHAIR KAMO: And do I have a second?

16 COMMISSIONER KRAUT: Commissioner Kraut, second.

17 VICE CHAIR KAMO: It has been moved and approved --
18 or moved and seconded to approve the May 29, 2024
19 regular commission meeting minutes and executive
20 session minutes as previously circulated.

21 Is there any discussion or objections or
22 reservations to approval of the minutes?

23 Hearing and seeing none, Vice Chair votes aye
24 and the Planning Commission, May 29, 2024 regular and
25 executive session meeting minutes are approved.

1 Next on the agenda is Item No. 3. Just to note
2 that June 26, 2024 meeting was canceled and
3 rescheduled, and a public hearing notice was published
4 in the Honolulu Star-Advertiser on Monday May 27, 2024.

5 The Commission will take action on each agenda
6 item after the public hearing has been closed. Right
7 now we'll look at the Ewa District - Special Use Permit
8 (SUP) - 2020/SUP-7(FK) Mahi Solar, LLC. The applicant
9 is Mahi Solar, LLC; Landowner, Monsanto Technology,
10 Bayer Production Supply, Mahi Land Holdings, and Fat
11 Law Firm, Inc.

12 Pursuant to Condition No. 4 of the Land Use
13 Commission (LUC) Docket No. SP21-412, the Applicant is
14 required to establish the 120-megawatt solar energy
15 generation facility and 480-megawatt-hour battery
16 energy storage facility within three years of the date
17 of the LUC's approval, or by September 17, 2024.
18 Construction of the Project has not yet begun due to
19 unforeseen circumstances that were beyond the control
20 of the Applicant. And accordingly, the Applicant is
21 requesting to modify Condition No. 4 to extend the
22 deadline to establish the Project by three additional
23 years.

24 At this point in time, do we have a
25 presentation by DPP and/or the applicants?

1 MR. KRAINTZ: Yes, by DPP.

2 VICE CHAIR KAMO: Perfect. Thank you.

3 MR. KRAINTZ: Okay. Ready? Well, thank you, Vice
4 Chair Kamo and members of the Commission. My name is
5 Franz Kraintz. I'm Chief of the Committee Planning
6 Branch within the Planning Division of the Department
7 of Planning and Permitting.

8 Actually, your preamble of the notice for the
9 public hearing took away about one or two of my
10 paragraphs in my speech, so we'll cut right to it. As
11 you mentioned, Condition No. 4 did set a time line, a
12 deadline for the establishment of the project, which
13 due to unforeseen circumstances, which I believe the
14 Applicant will be much better prepared to explain what
15 happened, but largely due to the COVID pandemic, the
16 project was not established and they are now here
17 before us to extend that deadline.

18 You mentioned at first it was three years. We
19 did receive a letter from the attorney's representative
20 some time ago, requesting more an open-ended time
21 frame, which we somewhat were discouraged about and had
22 a counterproposal. But since that time, I think we've
23 come to an agreement that five years is suitable and
24 necessary and ample for the establishment of the
25 project. So we're comfortable with that arrangement.

1 The application itself, for the solar project
2 in and of itself is virtually the same as what was
3 presented and approved unanimously by the Planning
4 Commission back in June of 2021, as well as the Land
5 Use Commission, because it's over 15 acres, in
6 September of that same year. The only thing that has
7 changed although albeit insignificant to the SUP
8 process, is, somewhat of a reconfiguration of the
9 battery energy storage system as well as some of the
10 land ownership.

11 Now, I was confident coming into the meeting
12 this morning saying there was no opposition, given the
13 extensive outreach that we did to the government
14 agencies and the community. However, at the last
15 minute at 10:30 a.m. and I believe the Commission
16 received an email from a constituent concerned about
17 the pueo.

18 But we feel the Appendix D of the
19 applicant's -- I'm sorry, the application, which is the
20 Biological Resource Report, adequately covers the
21 avoidance and mitigation measures so that the threat is
22 minimized and as long as the conditions are all met,
23 which actually a condition of both the D&O of the
24 Planning Commission as well as Land Use Commission
25 Condition 9, if those are all met, then the risks

1 should be minimized to that endangered species. That's
2 really all I have for our stance and presentation.

3 VICE CHAIR KAMO: Thank you for your presentation.

4 Commissioners, do we have any questions for
5 DPP?

6 COMMISSIONER KRAUT: Commissioner Kraut.

7 VICE CHAIR KAMO: Go ahead, Commission Kraut.

8 COMMISSIONER KRAUT: Sorry. I have a question on
9 that time line since that's the point of this. And I'm
10 not sure I have the pueo email. I got one yesterday.
11 Did everybody else get it? I mean, I have to look for
12 it.

13 COMMISSIONER ALOMAR: It looks like it was sent
14 this morning, yeah? At 9:11 a.m. Commissioner Alomar,
15 sorry, speaking.

16 COMMISSIONER KRAUT: Okay. Commissioner Kraut. So
17 I will look for that. I did not see that today.

18 So originally -- so right now we were thinking
19 five years will be adequate. Obviously, it's been
20 three or four years since the pandemic. Feels
21 excessive and maybe if were going to present some
22 information on why you feel that's adequate, I guess I
23 just want some more information on the time line.

24 I know in the past we've dealt with these kind
25 of deadlines, one from DPP, why, you know, they feel

1 it's an appropriate time line and then maybe from the
2 Applicant, how they are for sure going to meet that
3 time line.

4 MR. KRAINTZ: Sure, and I could start with that.
5 In the first instance when the application was
6 initially submitted, the Purchase Power Agreement was
7 in place and it was felt by the Applicant that
8 three years to construct the entire solar farm. This
9 time it's a little bit different. We understand that
10 it may take up to two years to get the Purchase Power
11 Agreement finalized, negotiated and finalized, and then
12 again another three years for the construction. That's
13 how we arrived at the five years. The Applicant may be
14 able to elaborate more on that.

15 MR. WESCOATT: Yeah. Hello, Commissioners, Wren
16 Wescoatt, Vice President of Development for Longroad
17 Energy, which is the parent company of Mahi Solar. We
18 have -- we are aiming to complete the project in three
19 years. But, as Mr. Kraintz mentioned, this time around
20 we do not have the benefit of having that Power
21 Purchase Agreement in place with Hawaiian Electric.
22 They have also, because of the Maui fires, they're in
23 some -- their financial situation, their credit has
24 been downgraded and that may cause a delay.

25 I believe three years is our best case to

1 complete. But because of that financial circumstance
2 of the utility, that the utility is currently in, we're
3 not able to go out and get financing from lenders
4 because of the utility's credit rating. So we can't
5 borrow the funds we need to buy equipment to build the
6 project, and so that, our time line might be delayed.

7 I think everyone is hopeful that that's very
8 temporary and that the utility's credit rating will
9 improve. But I think what we're seeking to do by
10 requesting an additional two years just in case is not
11 having to come back here in case, you know, it takes a
12 little bit longer than we anticipate. So that's why we
13 request to go from three years previously to five years
14 this time just for that sort of unprecedented
15 circumstance.

16 COMMISSIONER KRAUT: Thank you.

17 VICE CHAIR KAMO: Commissioner?

18 COMMISSIONER ALOMAR: Commissioner Alomar.

19 VICE CHAIR KAMO: Go ahead, Commissioner Alomar.

20 COMMISSIONER ALOMAR: As it relates, and I don't
21 know if it's a Corp. Counsel question or DPP question,
22 but what's typical, I guess? I mean you asked for
23 three years previously for this type, you know, what is
24 typical, I mean, there's a reason for a time limit,
25 right? And that's because so many things can change,

1 right? -- as years go by. And so I guess I'm just
2 looking to understand for this type of approval, what
3 is the precedent for time.

4 MR. KRAINTZ: From our standpoint, the precedent
5 for time ought to be that the project is started and
6 completed in a timely manner. I think that's why we
7 were hesitant about any consideration about an
8 open-ended thing because the motivation kind of gets
9 lost, if I can call it that, and this really just helps
10 keep the Applicants speak to the fire, if I can use
11 that terminology.

12 VICE CHAIR KAMO: Thank you, and we'll take a brief
13 pause. I would like to recognize that Commissioner
14 Kimura has joined us and, for the record, it is
15 1:50 p.m.

16 MR. KRAINTZ: As for the actual number of years, we
17 really relied on the Applicant's determination as to,
18 you know, what it would take to actually procure the
19 equipments and materials and in order to construct on
20 site. So, in that case, it was really relied on that.

21 VICE CHAIR KAMO: Great. Any other questions from
22 the Commissioners before we move on to the Applicant's
23 presentation?

24 Thank you. I understand you have a PowerPoint
25 preparation you would like to share?

1 MR. SAKUMOTO: Yes, we do.

2 Aloha, Commissioners. Good afternoon. My name
3 is Randall Sakumoto, and I represent the Petitioner,
4 Mahi Solar, LLC. As you've already met, Mr. Westcoatt
5 is here with me this afternoon from Mahi Solar. I
6 think the discussion has taken place so far. Actually,
7 we covered most of my introductory remarks, but what I
8 did want to say is that since I believe none of the
9 Commissioners, none of the Commissioners that are on
10 the Planning Commission right now were actually on the
11 Commission when we presented this project in 2021. We
12 thought it might be helpful to give you a brief summary
13 of the project itself and cover some of the, you know,
14 key events that happened between the time of the
15 approval and the present. So, with that being said,
16 I'm going to turn it over to Mr. Westcoatt.

17 MR. WESCOATT: Okay. Just by way of a high-level
18 overview, again, my name is Wren Westcoatt, V.P. of
19 Development for Longroad Energy, parent of Mahi Solar.
20 I originally am from Molokai and have lived on Oahu for
21 a long time now. And I've been in, I was in education
22 and now in renewable energy since about 2007.

23 Longroad Energy used to be First Wind, and we
24 have continued to develop sort of energy project,
25 renewable energy projects. So that's a little bit

1 about my background, which is not on the slide.

2 The Mahi Solar project is located in Kunia.
3 It's a 120-megawatt project of AC. Enough power, it
4 will produce enough power yearly for about 37,000
5 homes. It also includes 480-megawatt hours of
6 batteries to store solar energy that's produced during
7 the day and release them to Hawaiian Electric and
8 dispatch that power to the grid to provide power at
9 night after the sun has gone down.

10 The project site shown on the map here is
11 located west of Kunia Road and mauka of Royal Kunia and
12 then makai of Kunia Lower Ridge Farmlands. And it
13 would connect to the high voltage 138 kv power lines
14 that are already located in the area. And the blue
15 shaded area is where the panels, the solar panels
16 themselves and other facilities are intended to be
17 built. Okay, next slide, please.

18 Just a quick, just a recap of what happened.
19 Back in 2021, we received approval of the Special Use
20 Permit, both from the Honolulu Planning Commission and
21 the State Land Use Commission. And then subsequently,
22 a Conditional Use Permit was approved by DPP. And we
23 had signed a Power Purchase Agreement with Hawaiian
24 Electric, and it was approved by the PUC. All,
25 everything was going well.

1 Then the pandemic was followed by a global
2 supply chain crisis that really drove up the costs for
3 a lot of the equipment that we needed, both the
4 equipment and the shipping cost. Batteries went, the
5 price escalated really sharply.

6 So the bottom line is, we just could not afford
7 to build the project anymore because we had already
8 established the price in the -- and it was approved in
9 the Power Purchase Agreement. So the Public Utilities
10 Commission said you'll need to rebid into the next RFP.
11 So it was very disappointing, but it was a good project
12 and we fully intended to keep going and try again. All
13 the project is essentially the same. We just needed to
14 rebid into the next procurement opportunity.

15 In the meantime, because this project was
16 intended, has to integrate agriculture in addition to
17 solar throughout the project area, we said we would be
18 starting research on agrivoltaic crops, what they call
19 it when you grow, you know, grow crops or livestock
20 along with solar. So we contracted with Hawaii Ag
21 Research Center to start crop testing, which they
22 started and we're now in year four of the crop testing.
23 We -- or year three, year three now, but we funded
24 three and four. We have also -- and so that's
25 exciting. They've tested over 30 crops to see what

1 grows well under and between solar panels.

2 We also, we purchased part of the land from the
3 previous landowner. So Mahi, affiliated Mahi Land
4 Holdings purchased about 220 acres of the total site.
5 And we have rebid into the RFP. In last April, we were
6 selected in December, and then we started PPA
7 negotiations with Hawaiian Electric, so we're back into
8 the process. Fingers crossed.

9 We also recently signed a first sublease with a
10 farmer for about 45 acres of the total site. The idea
11 is, we are going to sort of sublease different sections
12 of the project to farmers and ranchers, local farmers
13 and ranchers, so that they can conduct agriculture on
14 the land where the solar project is, and that's sort of
15 the intent behind this, the special use permit that we
16 are pursuing. So that's kind of a recap of where we
17 are, how we got to this point, not a straight road.

18 Okay, next slide, please. This -- yes. This
19 map here just shows shaded in purple, the sections of
20 property that we purchased.

21 Okay, next slide. The agrivoltaic research
22 work that's going on, we have funded four years of
23 research work, and now we have actually worked with
24 some other solar companies to chip in as well. So this
25 research is being done at an existing solar farm in

1 Mililani, and they are working to identify crops that
2 can be farmed either underneath or between solar
3 panels. And this photo just shows some of the examples
4 of the produce that they -- asparagus, carrots,
5 jalapenos, kind of a cool purple celery, and some other
6 crops that have been grown, and I think they passed 30
7 different crops now.

8 And we're sharing those results. As we said,
9 the idea is, we research it and then hopefully scale
10 that research up into actual commercial farming so that
11 the land can be used for farmers to produce local food
12 and it's intended to be done at a larger scale.

13 So, and then we also want to share the results
14 of the research and farming with other farmers and
15 other solar companies so that this is not just an
16 isolated lab kind of experiment. That it really, we
17 show that it is truly a way to use the land for both
18 energy production and solar energy -- energy production
19 and agriculture production. As I mentioned, we signed
20 our first sublease for 45 acres and our goal is to
21 continue to sublease out the entire project.

22 Okay, next slide, please. And I will turn it
23 back to Mr. Sakumoto.

24 MR. SAKUMOTO: So this next slide helps to
25 visualize when the original Power Purchase Agreement

1 was established. You can see at the very far left,
2 followed by an unsuccessful attempt at the First
3 Amendment to the PPA, and, similarly, Second Amendment
4 to the PPA in 2022. And, ultimately, for the reasons
5 which Mr. Westcoatt explained earlier, the PPA was
6 declared null and void in May of 2022.

7 But as he explained also, what followed
8 thereafter was a new RFP being put out by HECO and then
9 Mahi Solar successfully responding to that RFP and
10 being awarded the RFP in December of 2023. The line at
11 the bottom shows basically the impact of the COVID-19
12 pandemic throughout this entire process.

13 Okay. Next slide. As noted earlier, the Land
14 Use Commission decision and order was approved on
15 September 17, 2021. Condition No. 4 of that D&O and
16 Condition No. 4 of the Planning Commission's D&O both
17 require that the project be established within
18 three years of the date of the Land Use Commission D&O.

19 Next slide, please. You may have seen our
20 letter dated June 19, 2024. We had proposed the
21 specific language change to the wording of Condition
22 No. 4, and that's shown on this slide. You can see
23 that we were trying to acknowledge the time needed to
24 establish the project, as well as the somewhat
25 unpredictable nature of the PPA process. And in this

1 slide and in our letter, we had proposed that the
2 project deadline for being established be the latter of
3 three years after the LUC's D&O or three years after
4 execution of the PPA with HECO. The intent was to
5 build in some flexibility to the approval so that we
6 would not have to come back before the Commission again
7 and seek another extension.

8 Of course, since submitting that letter, DPP
9 expresses concern to us with an open-ended nature of
10 the suggestion that we were making, and as Mr. Kraitz
11 explained earlier today that in discussions with DPP
12 and its counsel, we are agreeable to a five-year time
13 period in which to establish a project. In other
14 words, the language of Condition 4 would be that
15 Petitioner shall establish the project within
16 five years from the date of the LUC's decision and
17 order, approving the requested amendment to the SUP.

18 I think in closing, the only thing I'd like to
19 say is, Mahi Solar is very grateful that the Commission
20 recognized the importance of the project and gave its
21 approval in 2021. And in spite of all of the
22 challenges that they faced resulting from the pandemic,
23 they continue to believe in the merits of the project
24 and continue to invest time, energy and money, securing
25 land control, engaging Hawaii Agricultural Research

1 Center. And on top of that, going through the RFP
2 process for a second time, now they're going through
3 the PPA process for a second time, but, hopefully, you
4 know, you can see that Mahi Solar remains very
5 committed to making this project happen. And, for that
6 reason, we respectfully ask that you grant the
7 extension. Thank you very much.

8 VICE CHAIR KAMO: Thank you for your presentation.

9 Commissioners, do you have any questions for
10 the Applicant?

11 COMMISSIONER BRYANT: Hi, this is Commissioner
12 Bryant. I just had a question, hoping the Applicant
13 can point me in the right direction. There was some
14 mention that we received testimony this morning about
15 concerns to the pueo, and I'm just curious, I saw that
16 there is a reporting requirement, you folks will submit
17 annual reports to DOFAW and Fish & Wildlife. But are
18 there any other mitigation measures in place, other
19 than just reporting to, you know, in the event that I
20 think it was pueo, opeapea and elepaio are in the
21 petition area and could be impacted by the solar farm?

22 MR. SAKUMOTO: So, Commissioner, I'm looking at the
23 report that was prepared and submitted with the
24 application. This was the report prepared by SWAC,
25 referred to as the Biological Resources Report. And

1 there were recommended mitigation measures specifically
2 as to the pueo. Just to go over, they appear on page
3 4-18 of the application:

4 Number 1. A biological monitor will be present
5 when clearing vegetation in pueo nesting habitat.

6 Number 2 is, if a pueo nest is discovered, all
7 activities within 150 feet of the nest will cease and
8 the DLNR will be contacted. Work will not resume until
9 directed by the DLNR.

10 And Number 3. Barbless wire, chain-link
11 fencing with a height of eight feet will be used for
12 fence construction around the perimeter of all areas to
13 avoid entanglement of the pueo. Chain-link fencing
14 around the switch yard, substation BESS in Area 3 will
15 require the use of barbed wire. This portion of the
16 project is a high voltage area and the use of barbed
17 wire in such areas is a standard requirement for safety
18 and security reasons.

19 So that is what was submitted in our
20 application.

21 COMMISSIONER BRYANT: Thank you for pointing me to
22 that. What -- is that an attachment to the app?
23 'Cause I was trying to look for that, that report. I
24 didn't see it in the attachments listed on the
25 application, but maybe I missed it.

1 MR. SAKUMOTO: It's in an appendix to the
2 application.

3 MS. AGAG: Appendix D.

4 COMMISSIONER BRYANT: Appendix D, okay. Thank you.

5 VICE CHAIR KAMO: Thank you for your response.

6 Commissioners, any other questions for the
7 Applicant at this time?

8 Okay. Hearing none, we're going to start
9 public testimony on this item. Telephone participants
10 can press *6 to unmute and re-mute themselves. Please
11 mute your devices except when to testify. We ask for
12 your patience as there may be a delay.

13 We also ask that you state your full name,
14 spell both, both your first and last names and then
15 start your testimony. If you have already submitted
16 written testimony, please do not repeat it. Instead
17 summarize or you may add anything new. Each speaker
18 may not have anyone read their statement and will be
19 limited to one minute for public testimony. Please
20 announce -- that's for me.

21 Let's first begin with public testifiers
22 present here in the auditorium, and next we will move
23 on to remote testifiers. Is there anyone here that
24 wishes to testify? Seeing none. Do we have anyone
25 remotely scheduled to testify? Does anyone on the

1 remote platform wish to testify?

2 CITY IT: You can use the raise hand feature.

3 VICE CHAIR KAMO: You can use the raise hand
4 feature to identify yourself. Seeing none.

5 At this point, do I have a motion to close the
6 public testimony portion of the public hearing?

7 COMMISSIONER KIMURA: Commissioner Kimura, I'll
8 make a motion.

9 VICE CHAIR KAMO: Commissioner Kimura makes a
10 motion. Do I have a second?

11 COMMISSIONER KRAUT: Commissioner Kraut, second.

12 VICE CHAIR KAMO: Thank you, Commissioner Kraut.

13 Any discussions, objections or reservations
14 with closing the public testimony portion of the public
15 hearing?

16 Hearing and seeing none, Chair votes aye and
17 the public testimony portion of the public hearing is
18 now closed.

19 At this point, we will move on to voting on
20 Agenda Item No. 3, motion to approve or deny or approve
21 with conditions, Item No. 3 as it relates to SUP --
22 sorry about that -- SUP2020/SUP-7FK Mahi Solar, LLC.

23 COMMISSIONER KRAUT: Commissioner Kraut, I move to
24 approve.

25 VICE CHAIR KAMO: Thank you, Commissioner Kraut.

1 Do I have a second?

2 COMMISSIONER KIMURA: Commissioner Kimura, I'll
3 make a second.

4 VICE CHAIR KAMO: Commissioner Kimura seconds.

5 Is there any discussion with regards to the
6 motion? Any objections or reservations?

7 Hearing none, Chair votes aye and the motion
8 passes.

9 Next up on the agenda is adjournment. Do I
10 have a motion to adjourn the Planning Commission --

11 COMMISSIONER MAY: Commissioner May motion to
12 adjourn.

13 VICE CHAIR KAMO: Before we do that, can we ask the
14 Applicant to prepare a draft D&O for approval?

15 MR. SAKUMOTO: Yes, Vice Chair. We will be happy
16 to do that.

17 VICE CHAIR KAMO: Thank you very much.

18 Now do I have a motion to adjourn the Planning
19 Commission, July 10, 2024 meeting?

20 COMMISSIONER MAY: Commissioner May motion to
21 adjourn the Planning Commission, July 10, 2024 meeting.

22 VICE CHAIR KAMO: Thank you, Commissioner May.

23 And do I have a second?

24 COMMISSIONER KIMURA: Commissioner Kimura, I'll
25 second.

1 VICE CHAIR KAMO: Thank you, Commissioner Kimura.

2 Any discussions, objections reservations?

3 Hearing none, Chair votes aye and the Planning
4 Commission July 10, 2024 meeting is adjourned. It is
5 now 2:10 p.m.

6 (Session concluded at 2:10 p.m.)

7 -oOo-

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

The foregoing transcript is a true and correct copy of the original transcript of the proceeding taken before me as therein stated.

Dated this 1st day of August, 2024, in
Honolulu, Hawaii.

Elsie Terada

ELSIE TERADA, CSR NO. 437