

## EAR Committee

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**From:** Mark Chasan <mark@teachdevelopment.com>  
**Sent:** Sunday, July 31, 2016 9:30 AM  
**To:** EAR Committee  
**Cc:** jason@teachdevelopment.com; Mel Chiogioji; Glenn Mason  
**Subject:** TEACH Presentation & Management Bios  
**Attachments:** PastedGraphic-3.tiff; ATT00001.htm; TEACH Center Presentation (EAR Committee).pdf; ATT00002.htm; Management Bios for EAR Committee Meeting.pdf; ATT00003.htm

Aloha,

At the request of Sharon Brooks, please find attached, for the EAR Committee Meeting scheduled at 1:30pm on August 2, 2016, the presentation for TEACH Development and introductory management bios.

Mahalo,

Mark Stephen Chasan, CEO  
 TEACH Development, LLC  
[https://en.wikipedia.org/wiki/Mark\\_Chasan](https://en.wikipedia.org/wiki/Mark_Chasan)

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# TEACH Center

*A Renewed Innovation Campus, Living Laboratory & Gathering Place for*

**T**echnology-**E**ducation-**A**griculture-**C**ommunity-**H**ealth



Honoring the Legacy of Old Maui High School





# TEACH Center

## The Project: Repurpose & Evolve Old Maui High School



- TEACH Development, a Hawaii LLC, was formed to repurpose & develop the 23-acre site of Old Maui High School (OMHS). OMHS has been sitting dormant for 40 years and is costing the County between \$80K-\$100K per year.
- The evolutionary **purpose and mission** of The TEACH Center is repurpose OMHS to **foster increased and sustainable social, economic and environmental benefit for Maui.**
- On an island in transition, we intend to **listen to, learn from, collaborate with, and serve** the community to help create a Maui that is more:
  - **Socially vibrant**
  - **Economically thriving**
  - **Environmentally healthy**



# TEACH Center

An Innovative Project for Eco-Social-Economic Benefit



## A Living Laboratory, Innovation Campus and Gathering Place that fosters

- ❑ An abundant local living economy
- ❑ Green jobs and tech jobs
- ❑ Education and training
- ❑ Greater community health & sustainability
- ❑ A showcase of integrative design and regenerative practices
- ❑ The development and prototyping of innovative technologies with a focus on agriculture, water, energy, waste upcycling, health and bio-materials
- ❑ Convening “think tanks” for solving big social issues including water, affordable housing, homelessness and public health as well as food and energy security.



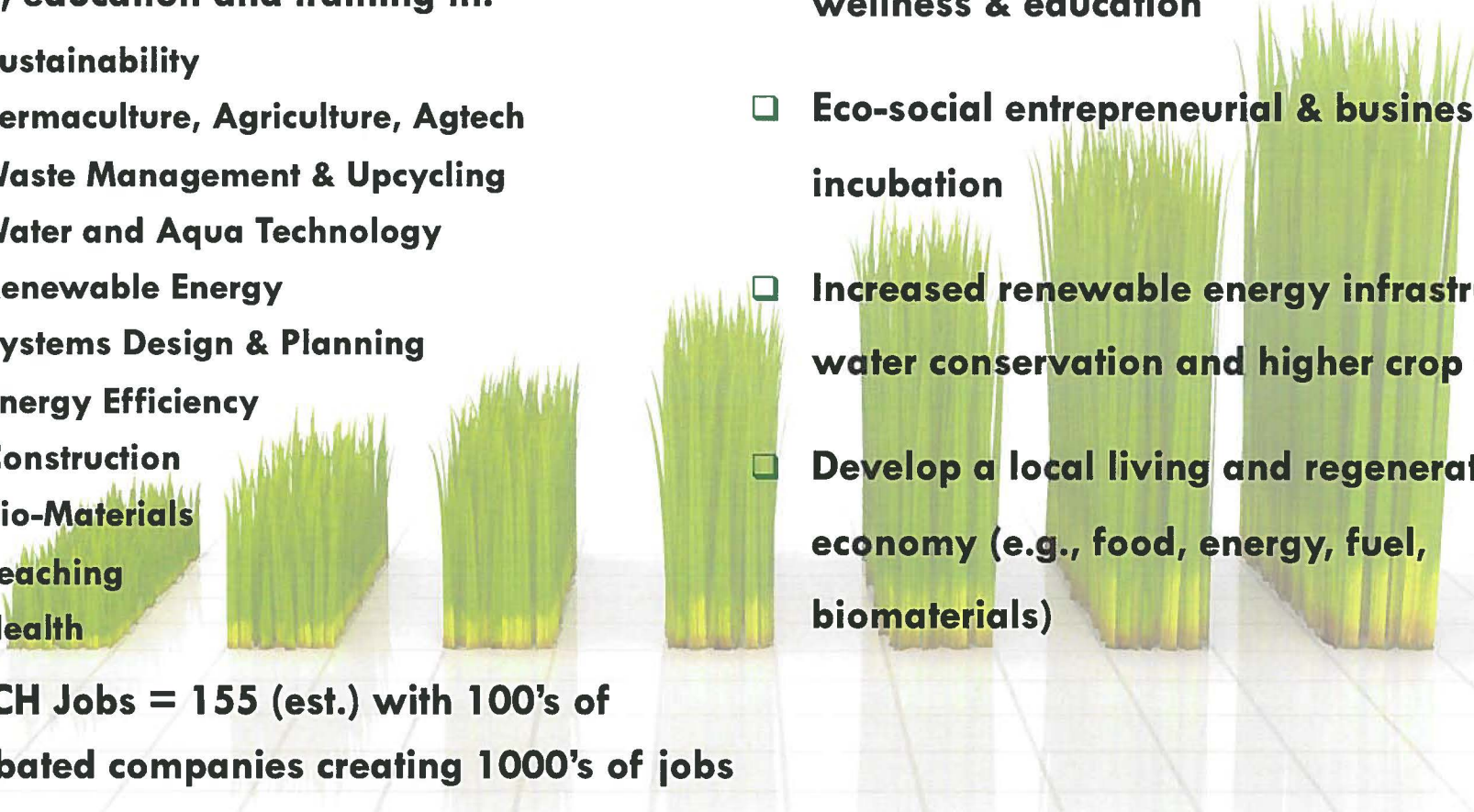


# TEACH Center

## Economic Benefits



- ❑ Increased investment & economic growth in the region
- ❑ Jobs, education and training in:
  - Sustainability
  - Permaculture, Agriculture, Agtech
  - Waste Management & Upcycling
  - Water and Aqua Technology
  - Renewable Energy
  - Systems Design & Planning
  - Energy Efficiency
  - Construction
  - Bio-Materials
  - Teaching
  - Health
- ❑ TEACH Jobs = 155 (est.) with 100's of incubated companies creating 1000's of jobs
- ❑ Greater agricultural production & diversity
- ❑ Increased tourism for environment, wellness & education
- ❑ Eco-social entrepreneurial & businesses incubation
- ❑ Increased renewable energy infrastructure, water conservation and higher crop yields
- ❑ Develop a local living and regenerative economy (e.g., food, energy, fuel, biomaterials)



# TEACH Center

## Social Benefits



- ❑ Improved community health & wellness
- ❑ Beautiful & inspiring place for gatherings, events and learning for families, businesses, youth, non-profits, artists, healers
- ❑ Enhanced community engagement, collaboration and alignment
- ❑ Applied and interactive education, programs, workshops and events for personal growth, health & development
- ❑ Development of systemic solutions for homelessness, elderly, poverty, hunger, health, sanitation, water, energy, affordable housing pollution and climate change
- ❑ Cultural events, festivals, workshops and gatherings celebrating life, beauty, nature, health, art, music, food, culture, innovation and community





# TEACH Center

## Ecological Benefits



- ❑ A Living Laboratory for increased sustainability and ecosystemic thriving to help Maui become more abundant, thriving, sustainable and self-sufficient
- ❑ Conservation of Natural Resources
- ❑ A Showcase of Integrative Design & Regenerative Systems
- ❑ Waste Upcycling
- ❑ Permaculture
- ❑ Use of Renewable Energy
- ❑ Regeneration of Natural Capital
- ❑ Energy Efficient Design & Buildings
- ❑ Improved health, productivity and resilience of earth's systems





# TEACH Center

## Project Centers & Facilities

We envision using **integrative design, sustainable applications** and **regenerative systems** to repurpose and build approximately **200,000 square feet** to include:

- An inspiring community gathering place to celebrate Hawaiian and world culture
- Facilities to convene thought leaders to collaboratively create solutions for a better world (e.g., water, energy, affordable housing, food security, environment, meaningful work/green jobs and ending homelessness, hunger & poverty)
- An educational center that provides applied training for green jobs, tech jobs and regenerative work (e.g., permaculture, renewable energy, integrated systems and living buildings)
- A regenerative co-working place that fosters a vital and sustainable local-living economy
- A living laboratory for incubating, showcasing and scaling innovation into thriving businesses that do good for the world.





# TEACH Center

## Intended Land Use & Estimated Built Environment



Description of Anticipated Uses	~SF	~ACRE
Center for Agriculture, Permaculture & Living Technologies	32,000	13
Regenerative Society Center for the Local Living Economy	15,000	2
Hawaiian Culture & Earth Wisdom Center	5,000	1
Economic-Social-Environmental Innovation, Entrepreneurial & Maker Center	23,000	0.05
Amphitheater, Stage and Park	5,000	2
Conference Facility	22,000	1
Youth Camp	6,000	1
Optimal Wellness, Spa & Personal Development Center	14,000	0.5
Restaurant, Patio Dining & Teaching Kitchen	7,000	0.25
Retreat & Campus Housing	35,000	1
Caretakers, Workers and Student Housing	24,000	0.5
Applied Education Center	9,000	0.25
Patsy T. Mink Reception Center, Museum & Retail	6,000	0.25
Administration	3,500	0.25
<b>Total</b>	<b>206,500</b>	<b>23.5</b>

# TEACH Center

## Summary of Development Phases & Costs



### Phase 1 - \$3,250,000

Phase of Development	Est. Funding Requirement	Source of Funding	Use
<u>Phase 1</u> Studies, Reports, Community Engagement and Initial Planning (6 Months)	\$500,000	<ul style="list-style-type: none"> <li>• Self Funding</li> <li>• Private Equity</li> </ul>	<ul style="list-style-type: none"> <li>• Understanding the land and how to most effectively serve and benefit the community and the land.</li> <li>• Understanding the potential of the project.</li> </ul>
<u>Part 2</u> Design, Architecture, Engineering, Master Planning, Initial Use of Existing Facilities, Initial Infrastructure, Initial Environmental Remediation. (12-18 months)	\$2,750,000	<ul style="list-style-type: none"> <li>• Self Funding</li> <li>• Private Equity</li> </ul>	<ul style="list-style-type: none"> <li>• Engaging in the necessary planning, design and economic analysis to promote the success of the project.</li> <li>• Initial uses: 1) Agtech &amp; Demonstration Farms, 2) Environmental Remediation Challenges, 3) Workshops, Festivals &amp; Events, and 4) Convening Think Tanks</li> </ul>



# TEACH Center

## Summary of Development Phases & Costs



### Phase 2 – \$47,500,000

Phase of Development	Est. Funding Requirement	Source of Funding	Uses
<b>Part 1 - Adaptive Re-Use &amp; Rehabilitation of Historic Campus; Infrastructure, Initial Operations (FF&amp;E, Training, Staffing, Marketing)</b>  (Years 2-3)	\$11,500,000	<ul style="list-style-type: none"> <li>• Tax Credits</li> <li>• Private Equity</li> <li>• Debt (Private and Public-Insured Loans (e.g., USDA)</li> <li>• PACE Assessment Financing</li> <li>• Project-Based Financing</li> </ul>	<ul style="list-style-type: none"> <li>• Patsy T. Mink Reception Center, Museum &amp; Retail</li> <li>• Commercial Kitchen</li> <li>• Food Hub &amp; Restaurant</li> <li>• Makers' Lab &amp; Precision Machine Shop</li> <li>• Co-Working Space</li> <li>• Initial Innovation Center</li> <li>• Initial Educational Facilities</li> <li>• Amphitheatre, Stage &amp; Park</li> </ul>
<b>Part 2. New Construction of Facilities with "Living Buildings" and integration of systems; full operation launch, marketing, administration and reserves.</b>  (Years 3-4)	\$36,000,000	Each Component Project is financed separately with a combination of: <ul style="list-style-type: none"> <li>• Debt (70%)</li> <li>• Equity (30%)</li> <li>• Project-specific partners (JV)</li> <li>• Other Sources (e.g., Grants, Sponsors)</li> </ul>	<ul style="list-style-type: none"> <li>• Campus &amp; Worker Housing</li> <li>• Center for Regenerative &amp; Local Living Economy</li> <li>• Innovation Center</li> <li>• Co-Working Space</li> <li>• Hawaiian Culture &amp; Earth Wisdom Center</li> <li>• Optimal Wellness Center</li> <li>• Agtech &amp; Aquatech Center</li> <li>• Youth Camp</li> </ul>

# TEACH Center

## Summary of Development Phases & Costs



Phase 3 – \$5,250,000			
Phase of Development	Est. Funding Requirement	Source of Funding	Uses
<b>Program Development, Training, Staffing, FF&amp;E, Marketing, Operations.</b> (Years 4-5)	\$5,250,000	<ul style="list-style-type: none"> <li>• Private Equity</li> <li>• Debt</li> <li>• Project-Based Financing</li> </ul>	Full Operations including: <ul style="list-style-type: none"> <li>• Environmental &amp; Living Technologies Showcase</li> <li>• Incubation of Eco-Social Innovation</li> <li>• Educational programs</li> <li>• Green job training</li> <li>• Solutions think tanks</li> <li>• Integrated wellness programs</li> <li>• Youth programs &amp; education</li> <li>• Indigenous wisdom for world health &amp; peace</li> </ul>
<b>Total</b>	<b>\$56,000,000</b>		

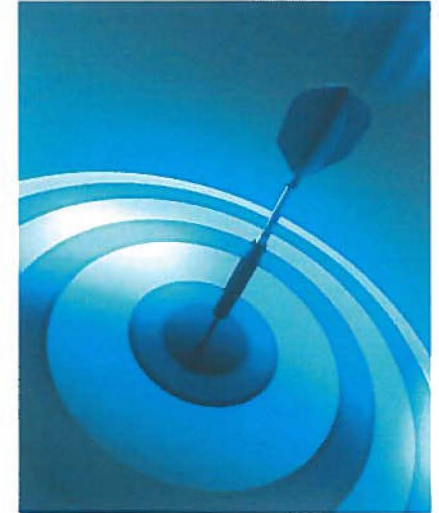


# TEACH Center

## About TEACH Development, LLC



With an aggregate of over **500 years** of relevant experience in the following areas, the management of TEACH Development has the **expertise and skills** to **successfully execute** the development of The TEACH Center.



- ☐ Regenerative Planning & Design
- ☐ Finance & Fundraising
- ☐ Architecture, Engineering, Infrastructure Design & Construction
- ☐ Real Estate & Community Development
- ☐ Agriculture
- ☐ Program/Project Management & Operations
- ☐ Entrepreneurialism
- ☐ Law
- ☐ Marketing
- ☐ Education, Event Programming & Program Development
- ☐ Public Works, Governmental Programs & Commercial Business Enterprise

# TEACH Center

## A Highly Experienced Management Team



**Mel Chiogioji, Ph.D., Chairman**  
(RADM USN Ret) CEO, MELE Associates, Inc.

- Project Management
- Construction of Mission Critical Projects
- Renewable Energy
- Project Financing



**Mark Chasan, Esq., Chief Executive Officer**  
CEO, AWE Global, Inc.

- Regenerative Communities
- Internet & Technology
- Cleantech, Agriculture & Aqua Technology
- Law and Finance



**Deborah Groh, VP for Strategic Transformation & Program Management**

- Information Technology for NRC, EPA & USDA
- Project Management
- Systems Integration
- Strategic Planning



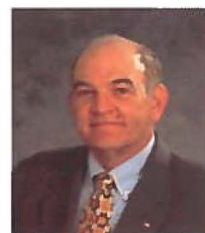
**Bill Reed, Regenerative Planning & Design**  
President, Integrative Design Collaborative & Principal, Regensis

- Architecture
- Regenerative Design
- Integrative Planning
- Community Development
- Clean Systems Integration



**Jason Hobson, Esq., GC + Chief Development Officer**

- Community Development and Affordable Housing
- Real Estate Development
- Tax Credits and Bonds
- Tax Credit Syndication in Capital Markets (Historic, Renewable Energy, LIHTCs, NMTCs)



**Jerry Landry, SVP**  
(Brig General, USAF (Ret))

- Information Technology
- Contract/Procurement
- Budget/Financial Planning
- Sugar & Rice Farm Expertise



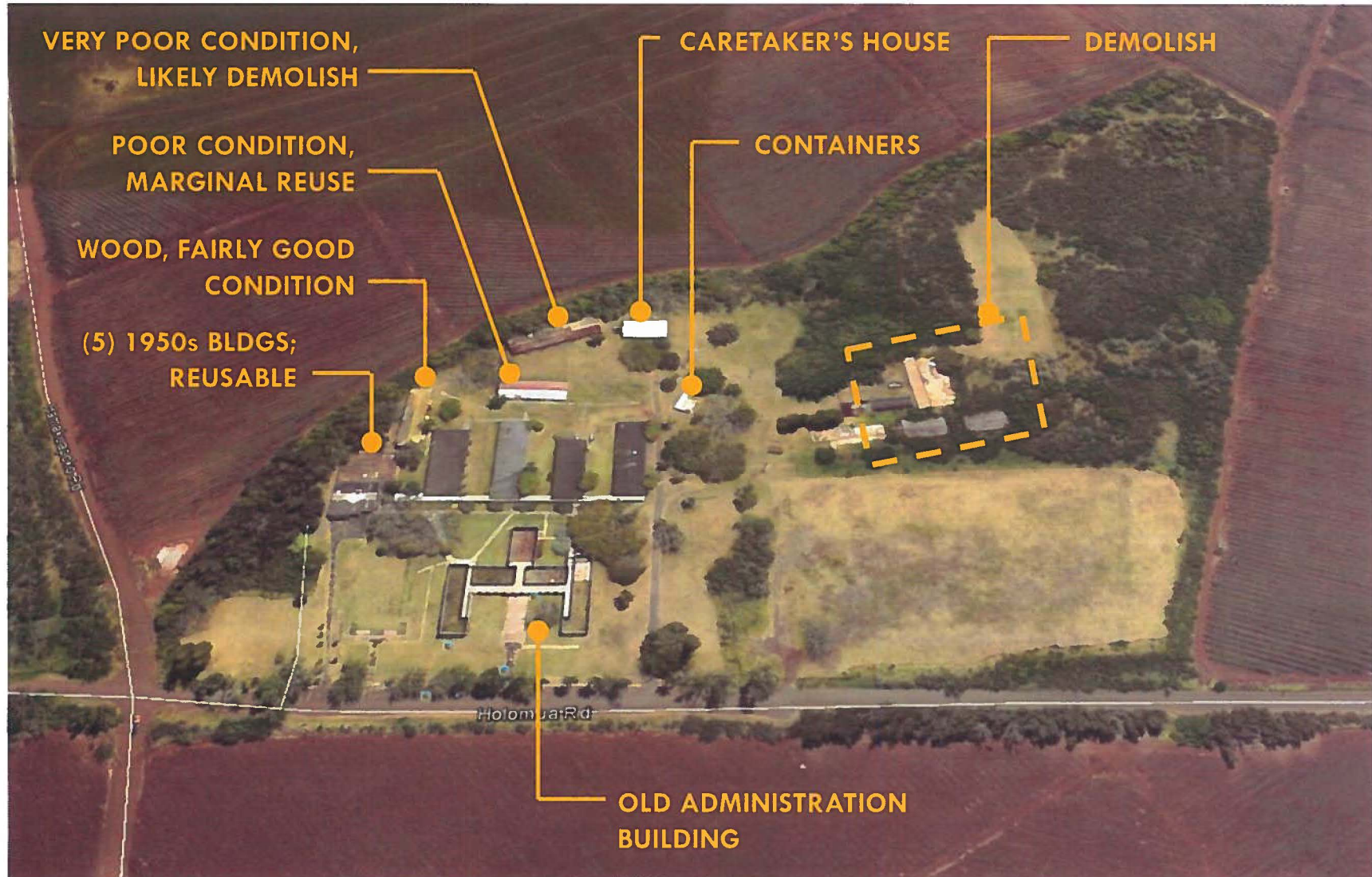
**Glenn Mason, FAIA, Architect**  
President, Mason Architects, Inc.

- Architecture
- Planning & Feasibility Analysis
- Historic Preservation



# TEACH Center

## Condition of Existing Structures



# TEACH Center

## Regenerative Development & Community Engagement



Using a Regenerative Development Process, TEACH is committed to partnering with the local community, NGO's and government to develop TEACH as an exemplary showcase of cooperation and innovation for community, social, economic and environmental benefit.

The Regenerative Development Process is a principled approach to multi-stakeholder engagement and collaboration that utilizes:

- ❑ Long-term planning for sustainability and healthy regeneration of natural systems to sustain health of humans
- ❑ Engaging community and stakeholders in developing and aligning a deep cultural understanding with service to nature
- ❑ Nature to inform the structuring and integration of agriculture, water, waste and built environment to serve ecosystemic thriving for both humans and the land.
- ❑ An evolutionary approach to the Master Plan that serves the land and people of Maui in 5 primary areas of value – social/cultural, environmental, human development, infrastructure and economy.
- ❑ Integrated capital and finance strategies (equity, debt, grants, tax credits, PACE) and diversified business models to reduce risk and increase returns.





# TEACH Center

## Summary



- ❑ **A \$56 Million (est.) project with over 200,000 Square Feet of facilities devoted to the integration of Technology, Education, Agriculture, Community & Health**
- ❑ **An experienced management team with relevant & successful track records**
- ❑ **Deep collaboration with government, non-government organizations & local community**
- ❑ **An exemplary showcase of innovation with high social, economic and environmental benefits including:**

- Tech, Eco & Social Innovation
- Green Jobs & Training
- Increased Tourism (eco-social-health)
- Improved Community Health and Engagement
- Sustainable and Energy Efficient Infrastructure
- Local Living Economy



# TEACH Center

## Contact Info

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# MAHALO!

For additional information, please contact:

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[mark@TEACHdevelopment.com](mailto:mark@TEACHdevelopment.com)

Jason A. Hobson, GC + Chief Development Officer  
808-633-8588

[jason@TEACHdevelopment.com](mailto:jason@TEACHdevelopment.com)





**TEACH**

***Integrating Technology, Education, Agricultural, Community & Health  
For the Benefit of Humankind & Nature***

### **Management Bios**

Below are the management biographies for TEACH Development, LLC in the speaking order for the EAR Committee meeting at 1:30pm on August 2, 2016.

***Mel Chiogioji, Ph.D. (RADM USN Ret)***  
***Chairman***



Mel possesses 43 years of experience in management positions, with 32 years of government management experience (19 years as a GS-16, GS-17, Senior Executive Service Level 4 and Senior Executive Service Level 5). Mel possesses deep expertise in project and program management in the engineering and research fields with over 20 years of management experience in the areas of energy efficiency programs, policies, and research; energy economics and financing; international energy programs; state and local programs; industrial waste utilization and minimization; and construction management of nuclear and fossil-fueled power plants. Mel is now taking his deep expertise in mission-critical and complex project management to foster the proliferation of renewable energy, energy efficiency, agtech, aquatech, bio-materials and integrated systems development.

***Mark Stephen Chasan, Esq.***  
***CEO and CVO***



Mark is a seasoned executive, lawyer, structured finance advisor, social entrepreneur, whole systems integrator and futurist who is now devoting himself to regenerative community development in order to help create a more abundant, thriving and sustainable world.

Mark has a track record as 1) an Internet entrepreneur & innovator with a public exit (Founder & CEO of Emusic); 2) a Fortune 25 executive (Leader of IBM's Digital Media Consulting Practice); 3) a lawyer (Special Counsel to Hobson, Bernardino + Davis); 4) renewable energy structured finance executive (VP of Business Development and General Counsel for Clean Fund, General Counsel and VP Strategy for ZipPower); and 5) a merchant banker, strategic consultant & finance advisor (Transformative, Inc.), who has participated in over \$300M of financial transactions

Mark is combining his lifetime of experience and his vision to develop the TEACH Center on Maui as an exemplary demonstration for an abundant, thriving and sustainable world. Mark recognizes that to be of the greatest social, economic and environmental benefit to Maui, the principles of TEACH Development, require deep collaboration with the community of Maui, devoted service to the land of Maui and the integration of the built environment with natural systems.

**Jason A. Hobson, Esq.**  
**Chief Development Officer**

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Jason is a founder partner of Hobson Bernardino + Davis LLP, (an "AV Preeminent" rated law firm and Certified B Corp.) and is an experienced executive and developer of affordable housing, as well as an attorney specializing in real estate, public-private partnerships, utilities, bonds and tax credits. Jason has developed over 1,000 units of affordable housing for low-income families and seniors, including Garvey Court Apartments, a LEED Platinum and the first wellness-focused community for low-income seniors in Los Angeles which integrates a health clinic, community gardens, community kitchen, wellness facilities, public art and free services for the residents. To date, Jason has structured over \$750,000,000 of tax credit and bond transactions across the United States. In addition to being a lawyer and developer of affordable housing project, Jason has served on the California Public Utilities Commission, Low Income Oversight Board, to advise on the \$5 Billion public-private partnership programs for low-income residents of California, and as a board member of Synergy Community Development Corporation, a 501(c)(3) nonprofit corporation engaged in the preservation and development of affordable housing.

**Glenn E. Mason**  
**Project Management and Architecture**

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Glenn has 39 years of architecture experience, in both preservation of historic structures and in design of new projects. He has managed a wide range of projects, from small residential renovations to multi-million dollar industrial complexes, and he has been responsible for all stages of work, from planning through construction phases. His expertise in historic architecture is widely acknowledged and he has received several awards for his projects in restoration and renovation as well as in design and planning. His experience and education meet Secretary of the Interior's standards for Historical Architect. Glenn has served as the principal-in-charge, the project architect, or the primary researcher for many of the projects in the firm's resume. He was a principal in Spencer Mason Architects from 1984 through 1997 and founded Mason Architects in 1998.