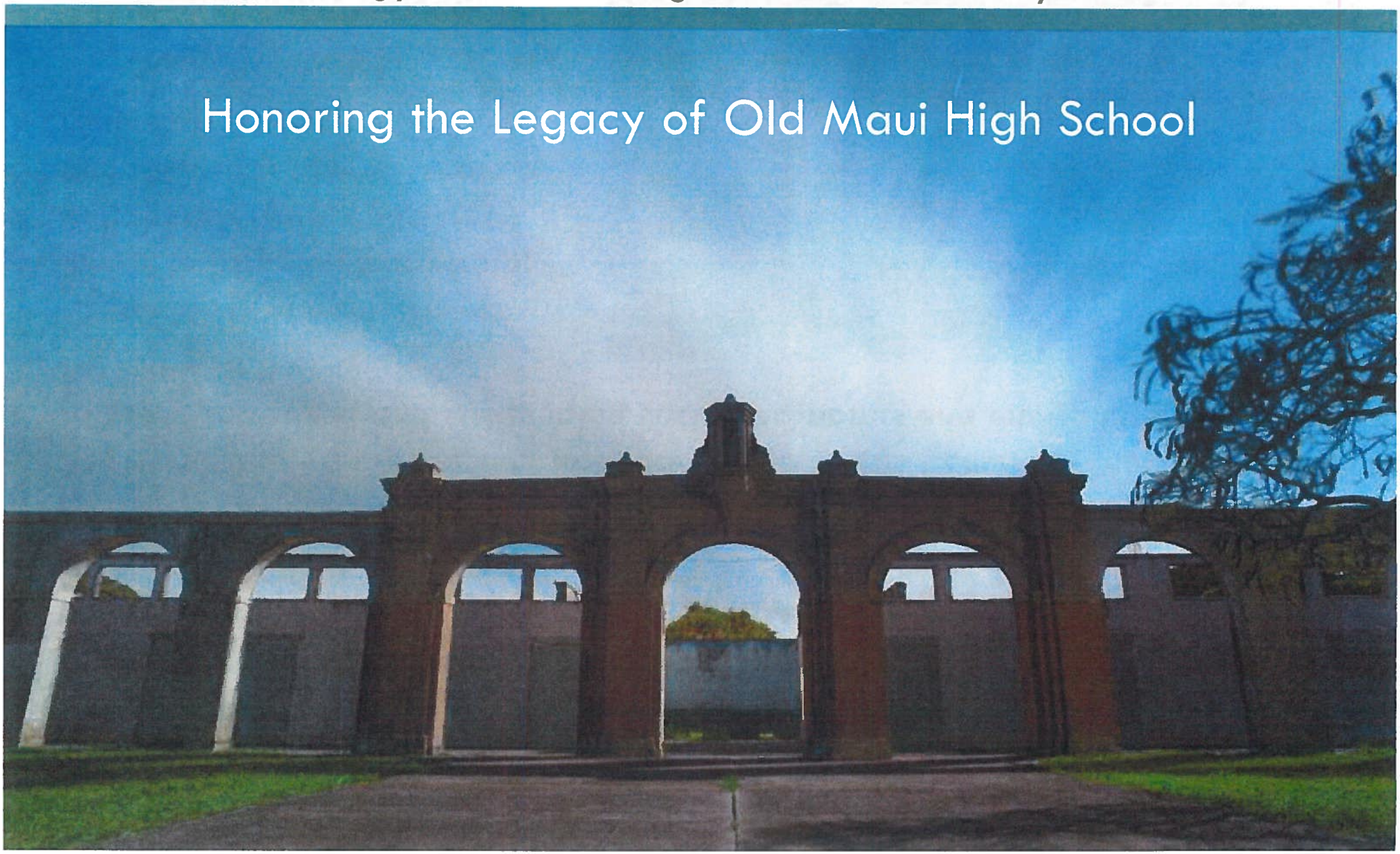
RECEIVED AT EAR MEETING ON 8/2/16
Mark Chasan

TEACH Center

A Renewed Innovation Campus, Living Laboratory & Gathering Place for

Technology-**E**ducation-**A**griculture-**C**ommunity-**H**ealth

TEACH



TEACH Center

The Project: Repurpose & Evolve Old Maui High School

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- 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**

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An Innovative Project for Eco-Social-Economic Benefit

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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.

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Economic Benefits

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- 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
- 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 Jobs = 155 (est.) with 100's of incubated companies creating 1000's of jobs

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Social Benefits

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- 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

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Ecological Benefits

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- 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

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Project Centers & Facilities

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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.

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Intended Land Use & Estimated Built Environment

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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
Total	**206,500**	**23.5**

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Summary of Development Phases & Costs

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Phase 1 - $3,250,000			
Phase of Development	**Est. Funding Requirement**	**Source of Funding**	**Use**
Phase 1 Studies, Reports, Community Engagement and Initial Planning (6 Months)	$500,000	• Self Funding • Private Equity	• Understanding the land and how to most effectively serve and benefit the community and the land. • Understanding the potential of the project.
Part 2 Design, Architecture, Engineering, Master Planning, Initial Use of Existing Facilities, Initial Infrastructure, Initial Environmental Remediation. (12-18 months)	$2,750,000	• Self Funding • Private Equity	• Engaging in the necessary planning, design and economic analysis to promote the success of the project. • Initial uses: 1) Agtech & Demonstration Farms, 2) Environmental Remediation Challenges, 3) Workshops, Festivals & Events, and 4) Convening Think Tanks

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Summary of Development Phases & Costs

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Phase 2 – $47,500,000

Phase of Development	Est. Funding Requirement	Source of Funding	Uses
Part 1 - Adaptive Re-Use & Rehabilitation of Historic Campus; Infrastructure, Initial Operations (FF&E, Training, Staffing, Marketing) (Years 2-3)	$11,500,000	• Tax Credits • Private Equity • Debt (Private and Public-insured Loans (e.g., USDA) • PACE Assessment Financing • Project-Based Financing	• Patsy T. Mink Reception Center, Museum & Retail • Commercial Kitchen • Food Hub & Restaurant • Makers' Lab & Precision Machine Shop • Co-Working Space • Initial Innovation Center • Initial Educational Facilities • Amphitheatre, Stage & Park
Part 2. New Construction of Facilities with "Living Buildings" and integration of systems; full operation launch, marketing, administration and reserves. (Years 3-4)	$36,000,000	Each Component Project is financed separately with a combination of: • Debt (70%) • Equity (30%) • Project-specific partners (JV) • Other Sources (e.g., Grants, Sponsors)	• Campus & Worker Housing • Center for Regenerative & Local Living Economy • Innovation Center • Co-Working Space • Hawaiian Culture & Earth Wisdom Center • Optimal Wellness Center • Agtech & Aquatech Center • Youth Camp

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Summary of Development Phases & Costs

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Phase 3 – $5,250,000			
Phase of Development	Est. Funding Requirement	Source of Funding	Uses
Program Development, Training, Staffing, FF&E, Marketing, Operations. **(Years 4-5)**	$5,250,000	• Private Equity • Debt • Project-Based Financing	Full Operations including: • Environmental & Living Technologies Showcase • Incubation of Eco-Social Innovation • Educational programs • Green job training • Solutions think tanks • Integrated wellness programs • Youth programs & education • Indigenous wisdom for world health & peace
Total	**$56,000,000**		

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About TEACH Development, LLC

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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

TEACH

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, Regenesis

- 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

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Condition of Existing Structures

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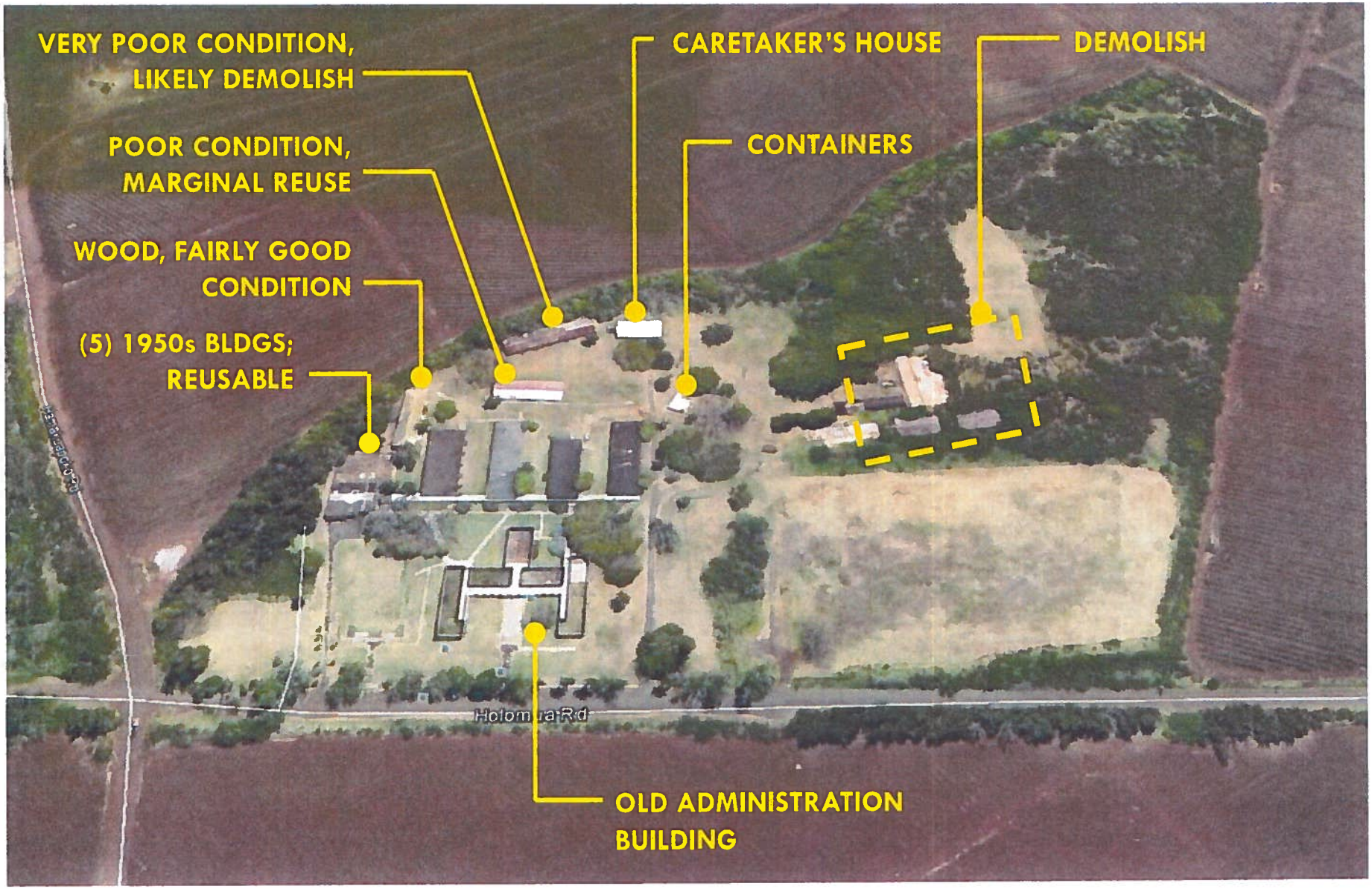

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Regenerative Development & Community Engagement

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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.

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Summary

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- **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

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Contact Info

TEACH

MAHALO!

For additional information, please contact:

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