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Mark Chasan

TEACH Center

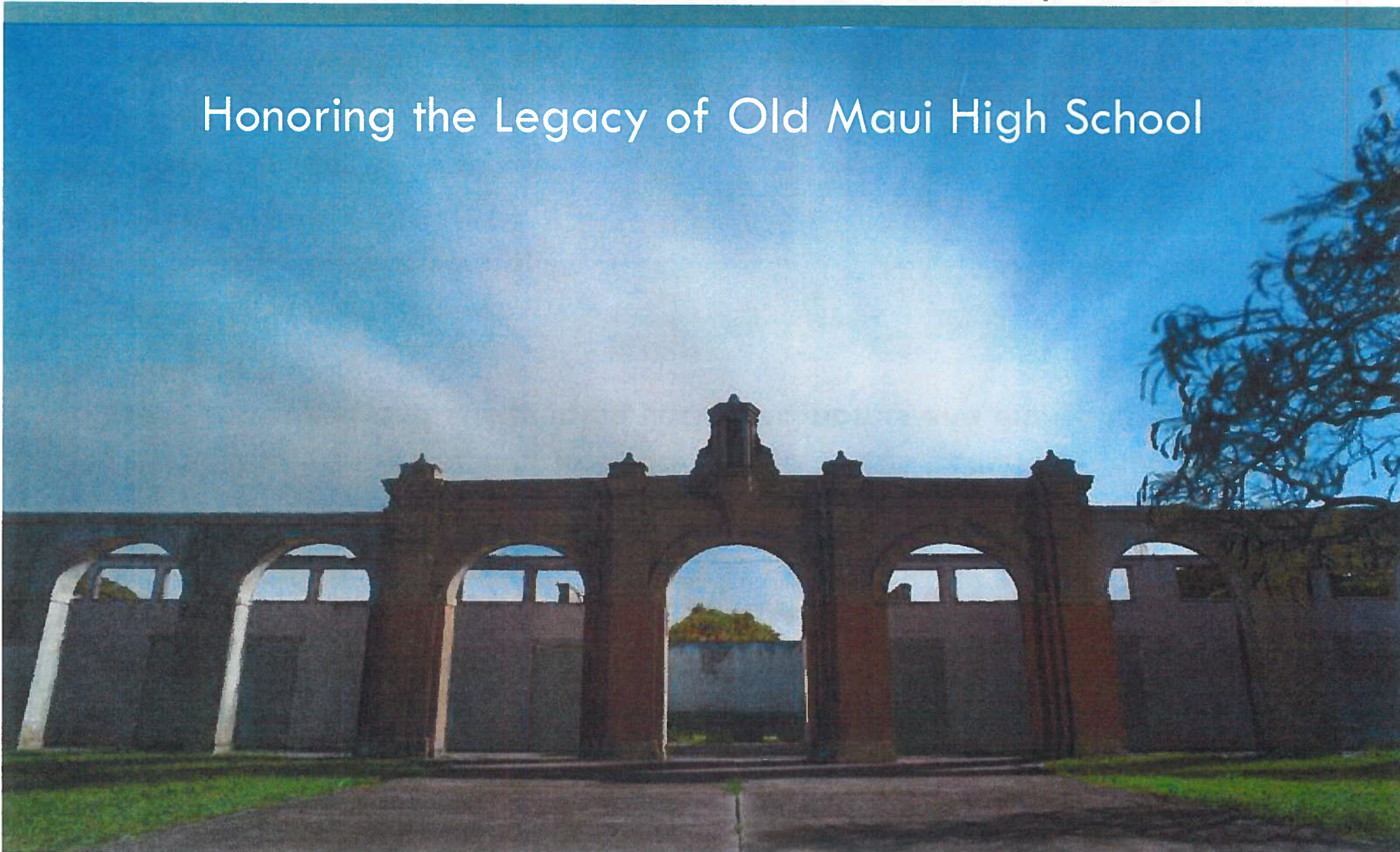
A Renewed Innovation Campus, Living Laboratory & Gathering Place for

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



TEACH

Honoring the Legacy of Old Maui High School



The Project: Repurpose & Evolve Old Maui High School



- SECRET
REF ID: A66484



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.



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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)



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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



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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.



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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
Total	206,500	23.5



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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	• 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.
<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	• 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

TEACH Center

Summary of Development Phases & Costs



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		

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



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)



Mark Chasan, Esq., Chief Executive Officer

CEO, AWE Global, Inc.

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



Jerry Landry, SVP

(Brig General, USAF (Ret))

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



Deborah Groh, VP for Strategic Transformation & Program Management

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



Glenn Mason, FAIA, Architect

President, Mason Architects, Inc.

- Architecture
- Planning & Feasibility Analysis
- Historic Preservation



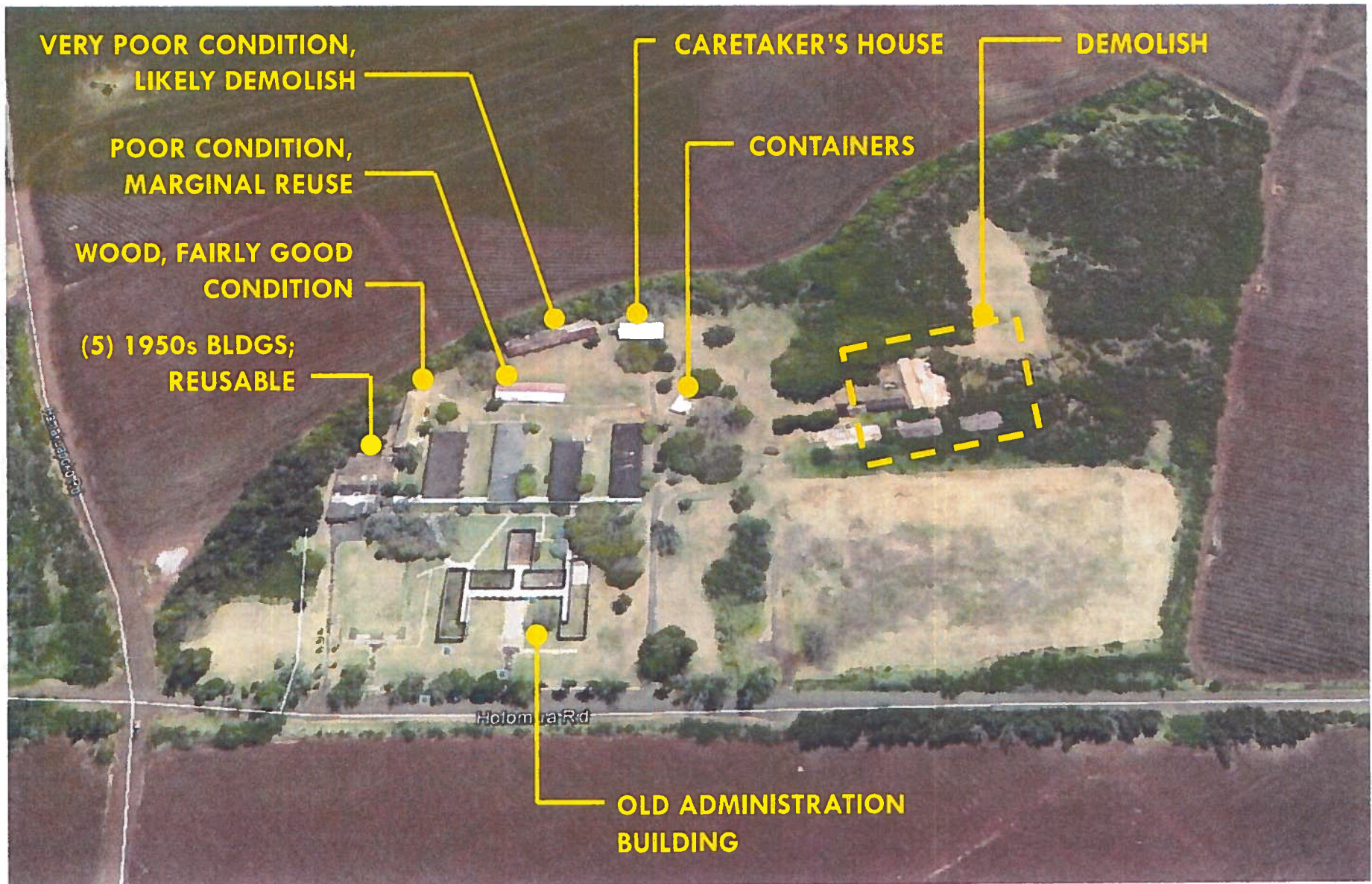
Bill Reed, Regenerative Planning & Design

President, Integrative Design Collaborative & Principal, Regensis

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

TEACH Center

Condition of Existing Structures



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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.



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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



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Contact Info



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For additional information, please contact:

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