



Email: [communications@ulupono.com](mailto:communications@ulupono.com)

SENATE COMMITTEE ON WAYS & MEANS  
Friday, February 23, 2018 — 10:00 a.m. — Room 211

**Ulupono Initiative Strongly Supports SB 2715, Relating to the Issuance of Special Purpose Revenue Bonds to Assist a Seawater Air Conditioning Project in Hawaii**

Dear Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Committee:

My name is Murray Clay and I am Managing Partner of the Ulupono Initiative, a Hawai'i-based impact investment firm that strives to improve the quality of life for the people of Hawai'i by working toward solutions that create more locally produced food; increase affordable, clean, renewable energy; and better management of waste and fresh water. Ulupono believes that self-sufficiency is essential to our future prosperity and will help shape a future where economic progress and mission-focused impact can work hand in hand.

**Ulupono strongly supports SB 2715**, which extends the special purpose revenue bond authorization for Kaiuli Energy, LLC, because it aligns with our goal of increasing the production of clean, renewable energy in Hawai'i.

Ulupono supports Kaiuli's request for an extension because we believe seawater air conditioning (SWAC) technology is proven and will help replace the energy-intensive central refrigeration system of a traditional air conditioning system. Kaiuli is targeting hotels and other buildings in the Waikiki and Ala Moana areas that could benefit from SWAC, which will include substantial savings on electricity and water consumption, system replacement costs, and maintenance costs. This technology is known to provide substantial savings of energy and fresh water, both of which are critical to our economy and sustainability. In addition, it will also help the State move closer to its clean energy goals and support Hawai'i's vital tourism industry.

With State DAGS buildings signing on to participate with Honolulu Seawater Air Conditioning in the downtown Honolulu area over the last few months, there should be more optimism by State government for SWAC projects like Kaiuli for the Waikiki and Ala Moana areas.

As Hawai'i's energy issues become more complex and challenging, we appreciate this committee's efforts to look at policies that support renewable energy production.

*Investing in a Sustainable Hawai'i*



Thank you for this opportunity to testify.

Respectfully,

Murray Clay  
Managing Partner

**SB-2715**

Submitted on: 2/20/2018 11:06:07 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Jonathan Boyne	Individual	Support	No

Comments:

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I support SB2715 .

Talking Points:

Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

SWAC lowers electrical costs and provides rate stability. It currently cools eight state buildings in downtown Honolulu, reducing electricity use by over 5.3 million kilowatt hours yearly. (The average U.S. utility customer uses about 11,000 kilowatt hours yearly.) [1]

SWAC is clean, renewable, and has no significant environmental impact. It cools air directly, requiring no conversion to electricity. It reduces fossil fuel use and greenhouse gas emissions.

District Cooling provides high reliability (generally 99.99% or greater) and can cool 24hrs/day, 365 days/year.

SWAC reduces sewer production and water usage, and requires minimal on-site equipment and maintenance.

Please support this bill so SWAC can expand, save more electricity and reduce Hawaii's greenhouse gas emissions even more.

Sincerely,

Jonathan Boyne

96822

**SB-2715**

Submitted on: 2/20/2018 11:10:16 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Nanea Lo	Individual	Support	No

Comments:

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I support SB2715 .

Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

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Please support this bill so SWAC can expand, save more electricity and reduce Hawaii's greenhouse gas emissions even more.

sincerely,

Nanea Lo

**SB-2715**

Submitted on: 2/21/2018 8:08:51 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Janet Graham	Testifying for 350.org	Support	No

Comments:

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I support SB2715 for the followin reasons.

Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

SWAC lowers electrical costs and provides rate stability. It currently cools eight state buildings in downtown Honolulu, reducing electricity use by over 5.3 million kilowatt hours yearly. (The average U.S. utility customer uses about 11,000 kilowatt hours yearly.) [1]

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[1] <http://www.honoluluswac.com/assets/pdfs/20171114-2%20Chilled%20water%20will%20now%20cool%208%20state%20facilities%20in%20Downtown%20Honolulu%20-%20Hawaii%20News%20Now%20-%20KGMB%20and%20KHNL.pdf>



To: The Senate Committee on Ways and Means  
From: Brodie Lockard, 350Hawaii.org, 808-262-1285  
Date: Friday, 2/23/18

**In support of SB 2715**

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I am the founder of the Hawaii chapter of 350.org, the largest international organization dedicated to fighting climate change. 350Hawaii.org supports SB 2715.

Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

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Please support this bill so SWAC can expand, save more electricity and reduce Hawaii's greenhouse gas emissions even more.

Brodie Lockard  
350Hawaii.org

[1] [http://www.honoluluswac.com/\\_assets/\\_pdfs/20171114-2%20Chilled%20water%20will%20now%20cool%208%20state%20facilities%20in%20Downtown%20Honolulu%20-%20Hawaii%20News%20Now%20-%20KGMB%20and%20KHNL.pdf](http://www.honoluluswac.com/_assets/_pdfs/20171114-2%20Chilled%20water%20will%20now%20cool%208%20state%20facilities%20in%20Downtown%20Honolulu%20-%20Hawaii%20News%20Now%20-%20KGMB%20and%20KHNL.pdf)



February 21, 2018

To: Honorable Donovan M. Dela Cruz, Chair  
Honorable Gilbert S. C. Keith-Agaran, Vice Chair  
Committee on Ways and Means

Subject: Support for SB 2715– Relating to the issuance of Special purpose revenue bonds to assist a seawater air conditioning project in Hawaii

NOTICE OF HEARING

DATE: Friday, February 23, 2018  
TIME: 10:00am  
PLACE: Conference Room 211  
State Capitol  
415 South Beretania Street

Dear Chair Dela Cruz and Vice Chair Keith-Agaran,

I come to you in Strong Support of extending the authorization period for the approval and issuance of these Special Revenue Bonds to assist Kaiuli Energy, LLC with the development of seawater air conditioning projects (SWAC) in the State of Hawaii. Passage of this bill will extend the authorization period from July, 2018 to July 2023.

My name is Lance Wilhelm and I am the partner in charge of the development of the SWAC project in Waikiki, Kaiuli's cornerstone project. These revenue bonds are critical to financing the planning, design and construction of a SWAC, a district cooling facility and chilled water distribution system.

SWAC projects are not rocket science. They are basic infrastructure improvements that exist in many cities where the technology has been tested and expanded over the last two decades. The largest system in the world is in Toronto, fulfilling about 25% of that City's cooling requirements; it's over three times the size of our Waikiki system and it continues to grow. Kaiuli's has had the good fortune of interfacing with the Toronto system's original developers and tapping their know-how in the design of our system.





SWAC offers many benefits to Waikiki. Our initial plans call for a 25,000 ton system. At its peak it will substantially reduce Waikiki's carbon footprint by:

- Reducing fossil fuel consumption by up to 170,000 barrels of oil each year;
- Reducing electrical usage by up to 75,000,000 kWh each year;
- Reducing harmful emissions by up to 80,000 tons each year;
- Reducing sewer production by up to 110,000,000 gallons each year; and
- Reducing potable water usage by up to 250,000,000 gallons each year.

We have had very favorable discussions with every major hotel operator in Waikiki as they see both the opportunity to market Waikiki as a green visitor destination area and the opportunity to experience substantial financial savings. And we have also enjoyed favorable discussions with the utilities as the SWAC system will reduce the burden on their facilities and resources.

There is very little downside to extending this authorization period. No bonds will be sold or funds released until the State regulators are convinced that we are prepared to succeed and that we have assembled all the other necessary resources.

We are excited about the opportunity to develop a SWAC system here in Hawaii and appreciate your favorable consideration.

Mahalo,

A handwritten signature in black ink, appearing to read 'Lance Wilhelm', written over a light blue horizontal line.

Lance Wilhelm  
Partner  
Kaiuli Energy, LLC



State of Hawaii Ways and Means Committee  
Senator Donovan M. Dela Cruz, Chair  
Senator Gilbert S.C. Keith-Agaran, Vice Chair; Members

Nancy Mueting <[nancymueting@hotmail.com](mailto:nancymueting@hotmail.com)>

Ilikai Hotel condominium representative

Hearing: February 23, 10 A.M., rm. 211

February 21, 2018

OPPOSED SB2715 – Related to Kaiuli Energy Bond issuance

Dear Chairs Dela Cruz, Keith-Agaran, and committee members;

Seawater air-conditioning plants under discussion for Ala Wai Harbor are proposed managed by Kaiuli Energy. If approved for a bond, plants will come at a high cost to the harbor's visual environment. It is bounded by 6 towers primarily inhabited by visitors.

Harbor landside owners have agreement with Territory/State of Hawaii for a "yacht harbor" seaward. [Indenture Deed # 196552] Plants, bulky and tall, overbear harbor features; then effect of stacked parking. The prescribed land use change is from harbor to industrial. To issue bond towards an industrial use, the legislature is passing law against an obligation of the state. The contract/agreement mentioned are protected in the U.S. Constitution.

We urge the committee to vote against the bond. The bond supports building in an inappropriate location and impairs a state agreement.

Thank you for the opportunity to testify. **N.**

**SB-2715**

Submitted on: 2/20/2018 1:50:02 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Patricia Blair	Individual	Support	Yes

Comments:

**SB-2715**

Submitted on: 2/20/2018 2:57:56 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Sandra Fujita	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/20/2018 3:22:14 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
B.A. McClintock	Individual	Support	No

Comments:

Please support this important bill.

**SB-2715**

Submitted on: 2/20/2018 10:54:02 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Taurie Kinoshita	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/20/2018 6:07:30 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
John NAYLOR	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/21/2018 12:08:26 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Janet Pappas	Individual	Support	No

Comments:

Dear WAM Committee,

Please extend authorization for the special purpose bonds for the seawater air conditioning project. This research methodology could play a key role in Hawaii's sustainable energy future and deserves our support. Please fund HB2715.

Thank you.



**SB-2715**

Submitted on: 2/21/2018 3:31:18 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Joan Gannon	Individual	Support	No

Comments:

To : WAM Committee meeting 2/23/18 room 211 at 10:00 am

Re: I support SB 2715. Please pass this bill to issue special purpose revenue bonds to assist a seawater air conditioning project here in Hawaii. Thank you for your consideration.

Joan Gannon Chair Precinct 6 District 5 Hawaii Island

**SB-2715**

Submitted on: 2/21/2018 3:20:06 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Randy Ching	Individual	Support	No

Comments:

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I support SB2715. Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

SWAC is clean, renewable, and has no significant environmental impact. It cools air directly, requiring no conversion to electricity. It reduces fossil fuel use and greenhouse gas emissions.

Please pass SB2715. Thank you for the opportunity to testify.

Randy Ching / Honolulu

**SB-2715**

Submitted on: 2/21/2018 7:54:30 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Jordan Moniuszko	Individual	Support	No

Comments:

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**SB-2715**

Submitted on: 2/21/2018 11:06:26 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Laura Gray	Individual	Support	No

Comments:

Please Suuprt this bill. It will help to mitigate the results of global warming, without contributing to it. Maybe our students can benifit from cooler classrooms. Mahalo, Laura Gray

**SB-2715**

Submitted on: 2/21/2018 12:01:25 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Javier Mendez-Alvarez	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/21/2018 12:40:18 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lois Crozer	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/21/2018 1:10:44 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Dana Jenkins	Individual	Support	No

Comments:

I support SB2715. Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

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**SB-2715**

Submitted on: 2/21/2018 1:41:32 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Carolynn Bell-Tuttle	Individual	Support	No

Comments:

Dear WAM Chair Dela Cruz, Vice Chair Keith-Agaran, and Committee members,

I support SB2715 .

Talking Points:

Seawater Air Conditioning (SWAC) deserves the support of the state. It is very well-suited to Hawaii because of our warm climate, and the proximity of so many large buildings to water, particularly in downtown Honolulu.

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Carolynn Bell-Tuttle

[1] <http://www.honoluluswac.com/assets/pdfs/20171114-2%20Chilled%20water%20will%20now%20cool%208%20state%20facilities%20in%20Downtown%20Honolulu%20-%20Hawaii%20News%20Now%20-%20KGMB%20and%20KHNL.pdf>



**SB-2715**

Submitted on: 2/21/2018 1:51:53 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Samuel John	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/21/2018 2:01:45 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Josephine	Individual	Support	No

Comments:

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**SB-2715**

Submitted on: 2/21/2018 3:00:24 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Juliet Pearson	Individual	Support	No

Comments:

**SB-2715**

Submitted on: 2/21/2018 6:21:39 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
L.M. Holmes	Individual	Support	No

Comments:

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**SB-2715**

Submitted on: 2/21/2018 6:27:27 PM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Karen M Kimbrell	Individual	Support	No

Comments:



**SB-2715**

Submitted on: 2/22/2018 9:20:33 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
charles thomas carroll	Individual	Oppose	No

Comments:

I have many concerns about locating a salt water AC plant in the Ala Wai boat harbor.

First, the Ala Wai boat harbor is supposed to be held by the State as “public trust recreational resource land” for the benefit of the people of Hawaii. It needs to be retained for maritime and recreational purposes. An AC plant is industrial in nature and would benefit private users such as hotels rather the public. This is an inappropriate use of our boat harbor.

It appears as though this Bill is being pushed by people who hope to financially profit either from operational revenue or through the use of tax credits and that it is being facilitated by some State officials who are pursuing an environmental ideology beyond any practical application.

Walking down the street one sees dozens of businesses that have their AC operating at full power while their front doors are wide open. Some of the buildings and hotels in Honolulu have their AC systems set to such a low temperature that it is very uncomfortable to even go inside. Some simple conservation measures would be much simpler to implement than building a saltwater AC plant!

The State needs to abide by its mandate for the Ala Wai boat harbor and restore the marine services that it removed. If the State wishes to increase its revenue from the boat harbor and help to people of Hawaii at the same time, perhaps it should consider adding some retail amenities into a nicely landscaped, pedestrian friendly, village-themed, park-like setting on Site A. In my business travels I have been to dozens of marinas in the mainland, British Columbia and Mexico and I have seen beautiful and profitable examples of this. A nice restaurant, sandwich shop, pizza parlor, ice cream shop, coffee shop, etc would be suitable additions. Remember, we have hundreds of local families that come into the harbor every Friday to see the Hilton fireworks. They are joined by probably a thousand or more tourists. Currently there are no amenities for them at all; not even a drinking fountain. If there were food options most of these citizens and tourists would come early, or stay late, and enjoy dinner. Obviously they would also spend money.

An opportunity exists to do something very special with the Ala Wai boat harbor. If it were developed properly the last open area in Waikiki could become the nicest and

perhaps the most popular area in Waikiki. An Industrial application such as a AC plant definitely will not achieve this objective.

Thank you for your consideration.

Charles Carroll

**SB-2715**

Submitted on: 2/22/2018 9:54:03 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lana Brodziak	Individual	Support	No

Comments:

I support SB 2715 so that an additional source of renewable energy can be supported and expanded. I support State efforts to save more electricity and enhance Hawaii reducing greenhouse gas production.

**SB-2715**

Submitted on: 2/22/2018 9:25:36 AM

Testimony for WAM on 2/23/2018 10:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
charles thomas carroll	Individual	Oppose	No

Comments:

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perhaps the most popular area in Waikiki. An Industrial application such as a AC plant definitely will not achieve this objective.

Thank you for your consideration.

Charles Carroll

**From:** [Kathryn Fitzsimmons](#)  
**To:** [WAM Testimony](#)  
**Cc:** [Nancy Mueting](#)  
**Subject:** SB 2715 Seawater Air Conditioning Facility  
**Date:** Thursday, February 22, 2018 10:52:41 AM

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As a long time resident in the Ala Wai Boat Harbor neighborhood, I STRONGLY OBJECT TO THE BUILDING OR DEVELOPMENT OF A SEAWATER AIR-CONDITIONING FACILITY AT THE ALA WAI SMALL BOAT HARBOR. This is a lovely small boat harbor that needs to be PRESERVED FOR THE RECREATIONAL PLEASURE OF THE PEOPLE OF HAWAII. PLEASE DO NOT AUTHORIZE ANY HIIGH RISE (NOTHING HIGHER THAN 15 FEET) DEVELOPMENT. Yes, the harbor needs some development, but only for the restoration of basic harbor needs for the boaters and improved landscaping to make this a world-class small boat harbor. Please cooperate with the people, your constituents, and do not over-develop a scenic treasure for the state of Hawaii. Thank you.