



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**
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**COMMUNITY-BASED ECONOMIC DEVELOPMENT (CBED)
ADVISORY COUNCIL MEETING**

Tuesday, May 19, 2026, 10:00 a.m.

As authorized under Act 220, Session Laws of Hawai'i 2021 and Chapter 92-3.7 Hawai'i Revised Statutes (HRS), the public can participate in the meeting either:

- 1) By attending the in-person meeting at: 250 South Hotel Street, Fifth Floor Conference Room, Honolulu, HI 96813; or**
- 2) Via video-audio livestream - to join the video-audio livestream meeting, go to:**

Join MS Teams Meeting

<https://teams.microsoft.com/meet/236819028018112?p=2eRcpkd9V1PDshEbvz>

Meeting ID: 213 751 849 210 38

Passcode: qm7f49uD

By phone

[+1 808-829-4853](tel:+18088294853)

Phone conference ID: 535 926 658#

Materials for this agenda and minutes for this meeting will be available at:

<https://invest.hawaii.gov/business/cbed/council-meetings-and-materials/>

Members of the public may submit written testimony

via e-mail to: DBEDT.CBED@hawaii.gov

or via postal mail to:

DBEDT-Business Development & Support Division

No.1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawai'i 96813.

Please include the word "testimony" and the subject matter following the address line.

INTERNET ACCESS:

*To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Council requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., *****@***mail.com.*

As an attendee, your microphone will be automatically muted during the meeting unless you are providing testimony. For each agenda item you wish to testify on, please click the Raise Hand button found on your screen. Council staff will individually enable each testifier to unmute their microphone. When recognized by the Chair, please unmute your microphone before speaking and

mute your microphone after you finish speaking in order to prevent audio feedback. When testifying, you will be asked to identify yourself and the organization, if any, that you represent.

PHONE ACCESS:

If you cannot get internet access, you may get audio-only access by calling the Teams Phone Number listed at the top on the agenda. Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter our panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering “” and then “9” on your phone’s keypad. After entering “*” and then “9”, a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing “*” and then “6” on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter “*” and then “6” again to mute yourself.*

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent.

CBED Advisory Council Meeting AGENDA

May 19, 2026

I. Call to Order

- i. Introduction of Council Members and Guests

II. Old Business

- i. Approval of CBED Advisory Council Meeting Minutes for April 21, 2026.

III. New Business

- i. Recommendation/Approval of a CBED Loan of \$125,000 to Pheonix Carbon. LLC, established in 2019 by Michael Lurvey and located at the Kunia Village Agribusiness Complex owned by Hawaii Agricultur Research Center (HARC). Michael, a UH, Manoa graduate, has developed a patented, environmentally friendly technology that turns green organic waste (bamboo grown at their Kunia site and macadamia nut shells imported from Hawaii island) into a quality carbon product called “biochar”. The biochar is processed into an additive used by farmers to enrich soil. Phoenix Carbon provides this soil additive to farmers across the state. The loan will be used for equipment and machinery needed to increase their output. This is a subsequent loan done in tandem with the Hawaii Department of Agriculture and Biosecurity (DAB) Loan Division who recently approved Pheonix Carbon. LLC for a \$50,000 loan. CBED loan terms: 10 years at 4%. Underwriting review by Wayne Takamine, Loan Officer, DAB.

IV. Announcements

- i. SB 2921, Related to State Funds: Item relating to the CBED Revolving Fund was removed prior to final passage.
- ii. CBED Loan Portfolio Update: 18 companies, 2 loans recently paid-off in full, 1 delinquency

V. Next Meeting: June16, 2026

VI. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Selma Malcolm at (808) 265-4921 or selma.s.malcolm@hawaii.gov as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.