



**The**  
**Whitmore**  
**Project**

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**AGRIBUSINESS DEVELOPMENT CORPORATION**  
**State of Hawaii**



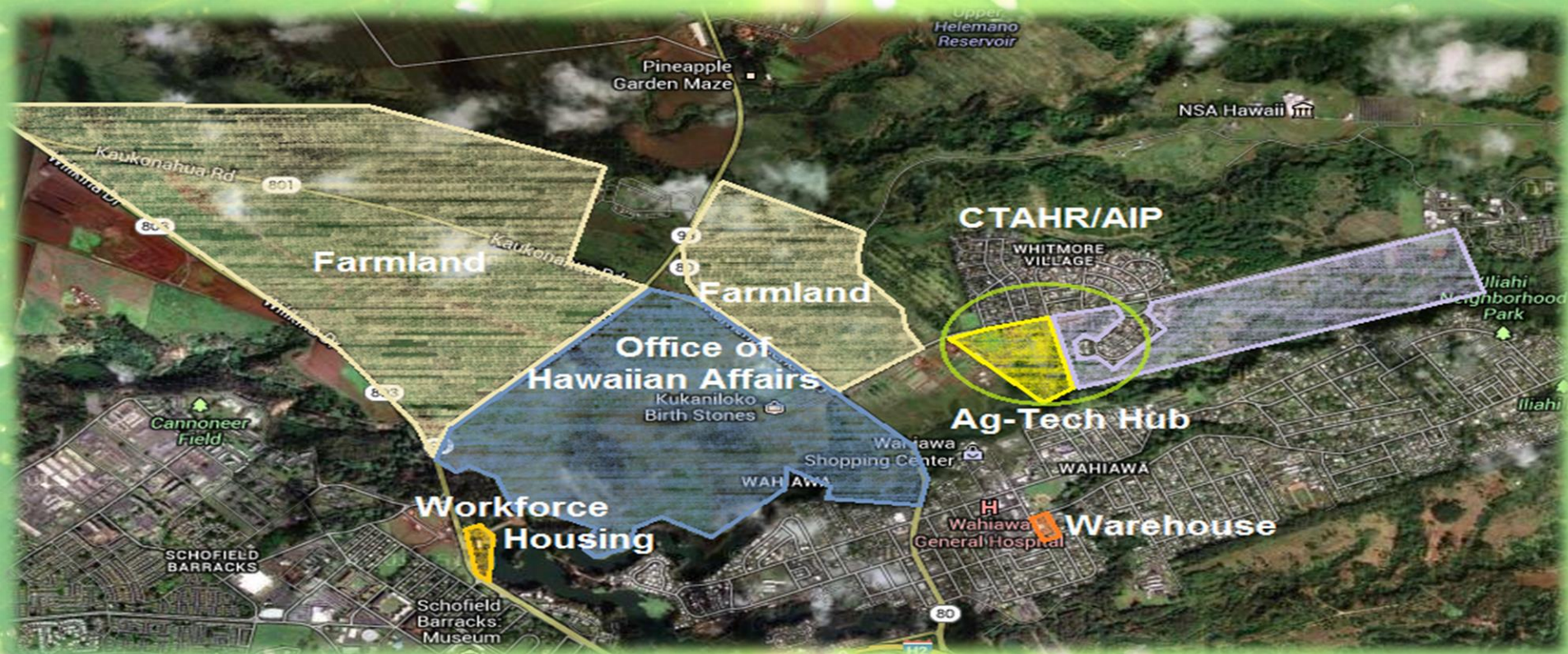
# The Whitmore Project

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AGRIBUSINESS DEVELOPMENT CORPORATION  
State of Hawaii

## What is The Whitmore Project?

- The Whitmore Project is a detailed plan to revitalize our local ag industry by bringing farmers and the state together to increase local food production, create jobs, engage in partnerships, and to provide affordable housing. The Whitmore Project truly provides a **live, work, and play** environment.



## Components of The Whitmore Project:

- **Farmland:** 1,200 acres leased to farmers from the Agribusiness Development Corporation.
- **Office of Hawaiian Affairs:** 500 acres of farmland owned by OHA
- **Agricultural Hub:** Ag-Industrial Park will include food safety, packaging and processing facilities, and office space.
- **Warehouse:** Formally the Tamura's Warehouse, this structure will be retrofitted for additional food safety, packaging and processing, storage, and office space.
- **Workforce Housing:** A public-private partnership with the Hawaii Housing Finance Development Corporation will provide housing for farmers.

# Who is the Agribusiness Development Corporation?

The fading of the sugar and pineapple industries has left the ag industry limping. Local people lost their jobs and active farmlands became inactive. To address these issues and challenges, the State established the Agribusiness Development Corporation (ADC).

The agency's main goals are to:

- Help with the transition of former plantation lands and water systems to diversify our ag industry.
- Initiate the development and support of ag facilities to assist our farmers.
- Provide solutions to issues facing our ag industry.

# Breaking the Project Down

The Whitmore Project may assist farmers via:

- Long-term lease options
- Decrease cost and time of transportation and shipping due to centralized location
- Retrofitting existing facilities to comply with the handling, preparation, and storage (Food Safety Regulations)
- Converting arable land into active land and achieving scale and diversity of products
- Providing co-op opportunities to leverage the high cost of equipment and supplies
- Providing workforce housing –partnership with HHFDC
- Engaging in Public-Private Partnerships

# ADC

Commercial Farmers;  
Packaging &  
Processing;  
Distribution; Marketing

**HI-Tech  
Development  
Corporation**

Ag-Tech applications;  
Food Safety  
applications

**Dept. of  
Environmental  
Services**

Wastewater Outfall

**Wahiawa  
Community Based  
Development  
Organization**

**Agricultural Foreign-  
Trade Zone**

**Hawaii Public  
Housing Authority**

Additional Workforce  
Housing  
Opportunities

**Dept. of Education**

Academy Licensing  
Program;  
Workforce Readiness

**Hawaii Housing  
Finance  
Development  
Corporation**

Workforce Housing

**College of Tropical  
Agriculture and  
Human Resources**

Research &  
Development;  
Troubleshoot; Patent;  
New Farmer Program

**U.S. Dept. of  
Agriculture**

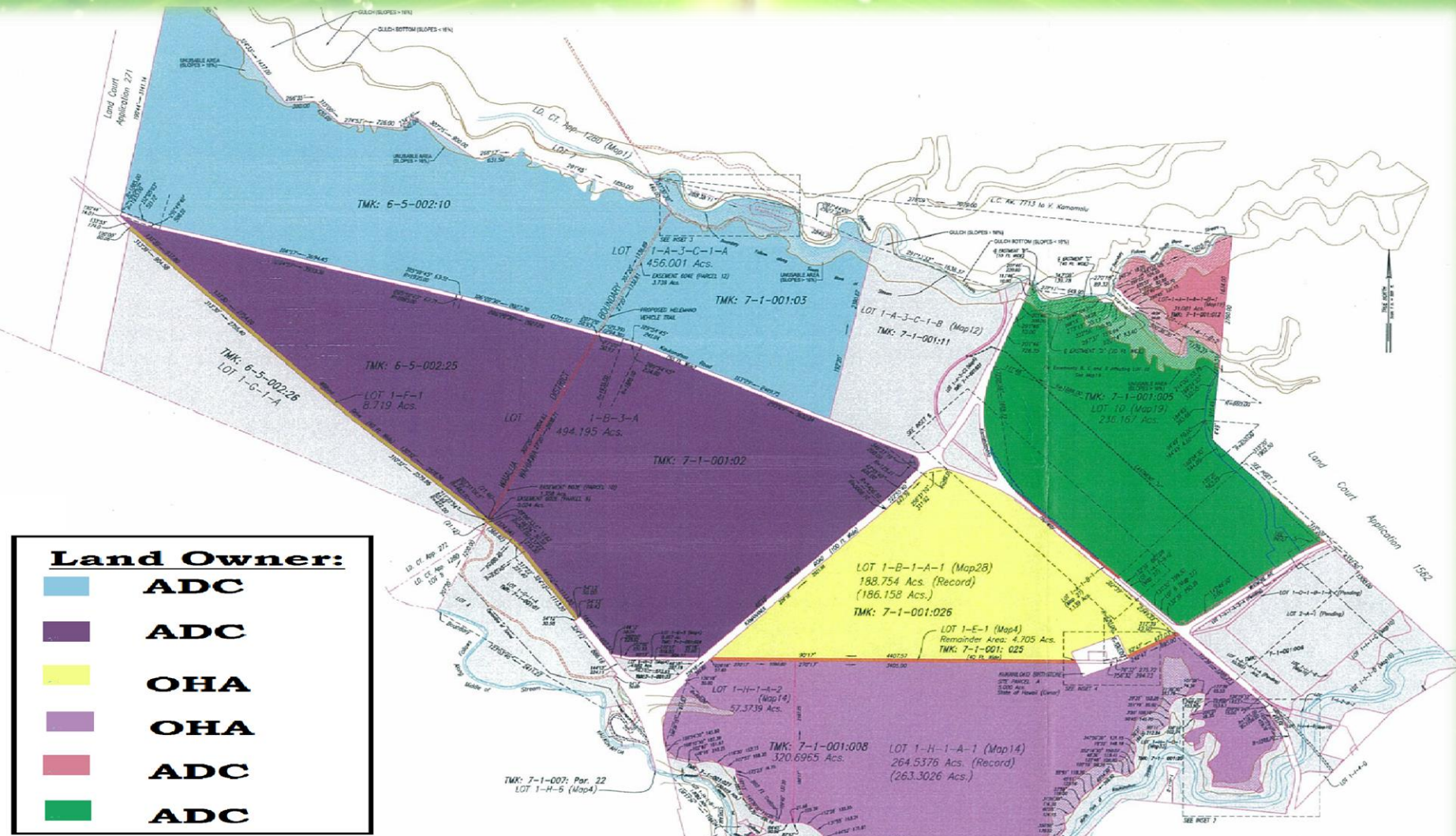
**Dept. of Agriculture**

Academy Licensing  
Program; Workforce  
Readiness







**Agribusiness  
Incubator Program**

New Farmer Program  
= Skilled Workforce

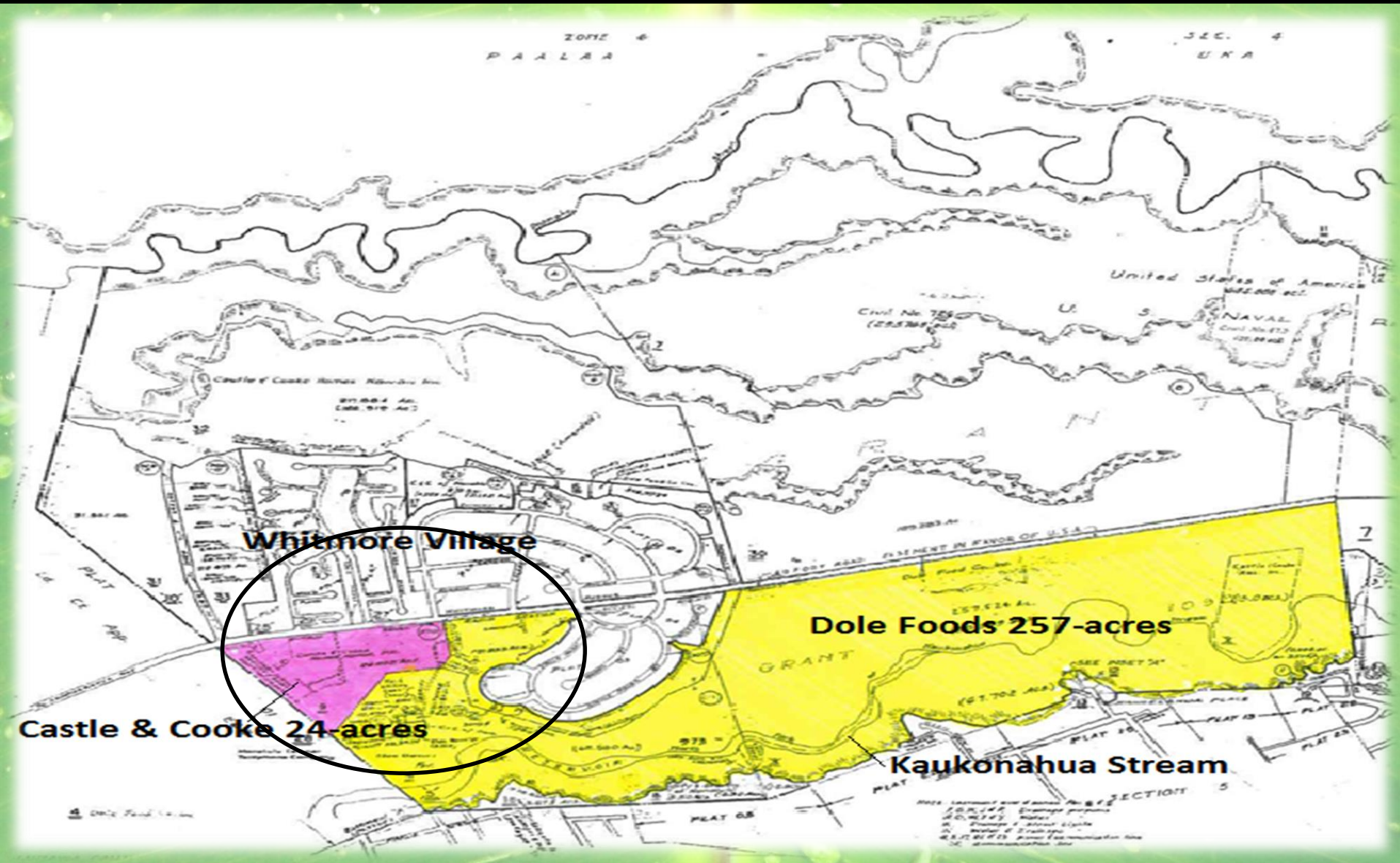
# Current Farmland Inventory



**Land Owner:**

	<b>ADC</b>
	<b>ADC</b>
	<b>OHA</b>
	<b>OHA</b>
	<b>ADC</b>
	<b>ADC</b>

# Agricultural-Technology Park





***Current Condition***



***Potential (Food Processing Facility in Salem, OR)***



# Agricultural-Technology Park



## Food Safety

- Processing & Packaging
- Co-Op opportunities
  - Shared facilities reduced operational cost

# Agricultural-Technology Park

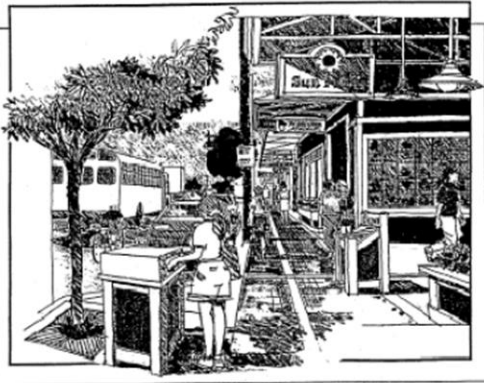


- Ag-Tech Park through the Hi-Tech Development Corporation. This park would house software and manufacturing companies that develop technology and equipment for farmers.

# Agricultural-Technology Park: Planning & Design

## WAHIAWA

### URBAN DESIGN PLAN



CITY AND COUNTY OF HONOLULU  
PLANNING DEPARTMENT

PREPARED BY:  
WILSON OKAMOTO & ASSOCIATES, INC.  
HONOLULU, HAWAII

JANUARY 1998



- **Preserve** and encourage restoration of structures that reflect the **historic character** of Wahiawa

- **Encourage redevelopment** reflecting an architectural theme consistent with the historic character of Wahiawa



WAHIAWĀ TOWN MASTER PLAN

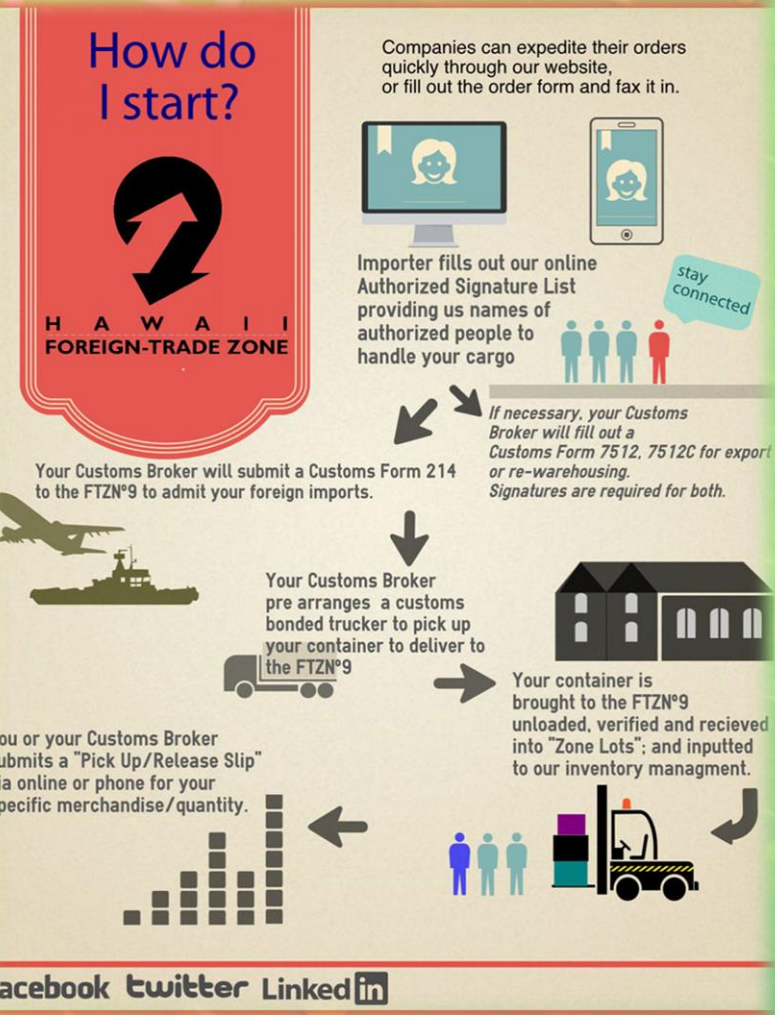
Task Force Report

July 1994

# Agricultural Foreign-Trade Zone

- A Foreign-Trade Zone is a secure, geographical area where commercial merchandise, both domestic and foreign, receives the same treatment by US Customs as if it were outside the commerce of the United States.
- Merchandise of every description may be held in the Foreign-Trade Zone without being subject to Customs duties or other added value taxes.
- Importers, manufacturers, and distributors can realize cost-savings benefits because normally, when foreign cargo lands on U.S. soil it is subject to clearance through Customs and requires immediate payment of U.S. Customs duties.
- This tariff and tax relief is designed to lower the costs of U.S.-based businesses engaged in international trade and thereby create and retain the employment and capital investment opportunities that result from those operations. Many firms use Foreign-Trade Zones to defer the payment of duties and taxes, and in the case of re-export of cargo, avoid the applicable duties and taxes all together as the merchandise was considered to have never entered the US consumption area.

# Agricultural Foreign-Trade Zone





# HHFDC: Workforce Housing

- The Hawaii Housing Finance Development Corporation owns land next to Kemoo by the Lake which provides opportunity for workforce housing.



# Dept. of Education: Workforce Readiness

- Education & Workforce Pipeline
  - Academy Licensing
  - Collaboration between farmers and the Dept. of Education would create programs that educate and train high school students and prepare them for jobs immediately upon graduating high school.



# College of Tropical Agriculture and Human Resources

- Research & Development
  - Troubleshoot
  - Patent
  - New Crops
  - Value-added Crops



# NICHE CROPS: Value-Added Products

- Niche crops are the most sought after and revenue generating crops. Within every town in Hawaii there is a microclimate that certain niche crops thrive in. Products like Kona Coffee and Kula Lavender attract visitors to the region which in turn helps other small businesses.



- If every rural town had one crop, the State would have an inventory of value-added products creating destinations for ag-tourism bringing visitors to the islands.



# Collaborative Effort



August 20, 2012

Senator Donovan Dela Cruz  
State Capitol, Room 202  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Senator Dela Cruz:

The Wahiawa Community and Business Association (WCBA) would like thank you for taking the time to present your Whitmore Village Agricultural Development Plan (WVADP) at our June 13, 2012 board meeting.

Historically, the WCBA has been a strong supporter of agricultural base economic development in our district and we view the WVADP as having great potential. Acquiring the 24-acre parcel in Whitmore Village for packing and processing facilities is a critical component of the plan. It will allow farmers on the former Galbraith Trust Lands to be more competitive by bringing efficiency to their operations.

The board voted unanimously to support all the action items with exception to item 3, transfer of DOA Kunia parcels to ADC. It is our understanding that DOA plans to lease those Kunia parcels sometime in the near future.

We commend you for the development and your stewardship of this visionary plan for our district. We look forward to assisting you in the future as you move into the execution phase.

Respectfully,

Walter R. Benayitz  
President

Daniel S. Nakasone  
1<sup>st</sup> Vice President

Wahiawa Community & Business Association, Inc.  
P.O. Box 861408, Wahiawa, Hawaii 96786  
Phone: (808) 621-6531

Initiatives under way by the administration.



EXECUTIVE CHAMBERS  
HONOLULU

August 29, 2012

NEE: ABERCROMBIE  
GOVERNOR

The Honorable Donovan M. Dela Cruz  
Senator, District 22  
State Capitol, Room 202  
Honolulu, HI 96813

The Honorable Malama Solomon  
Senator, District 1  
State Capitol, Room 207  
Honolulu, HI 96813

Dear Senators Dela Cruz and Solomon:

Thank you for sharing your vision for the Whitmore Village Agricultural Development Plan in your letters of July 6 and July 12. You will be pleased to know that there are initiatives under way by the administration to address your concerns and ideas.

I would first like to acknowledge and thank the legislature for the role it has played in the acquisition of the Galbraith Estate Lands which total 1781 acres. Funding sources for the \$25 million purchase include the State general obligation bond, the Office of Hawaiian Affairs (OHA), the Department of Defense Readiness and Environmental Protection Initiative, the City and County of Honolulu Clean Water and Natural Lands Program, the private donors through The Trust for Public Land, and coordination provided by the Agribusiness Development Corporation (ADC) and the Department of Agriculture (DOA) with the anticipation of finalizing the purchase of these lands in October. As you know, ADC has primary responsibility for developing and managing these lands and has begun the process of identifying priority actions to include: site preparation for 236 acres to be parceled out to several individual farmers, development of irrigation infrastructure to serve the entire parcel, and discussions with OHA about collaborative efforts to promote agriculture on 555 acres.

SLH 2003), Executive Order 4409 was  
three parcels  
DOA. DOA  
culture meetin

Castle & Cooke  
Hawaii

August 31, 2012

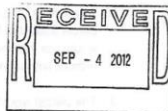
Mr. James J. Nakatani  
Executive Director  
Agribusiness Development Corporation  
235 Beretania Street, Room 205  
Honolulu, Hawaii 96813

Subject: Whitmore Land for State Agricultural Park program  
TMK: (1) 7-1-002-099-000  
Approximately 24 acres

Dear Mr. Nakatani:

This letter follows up on your letter of intent dated July 6, 2012, and related meetings with Beverly Kaku and Carleton Ching of Castle & Cooke in respect of the 24 acre Whitmore parcel.

Castle & Cooke is very interested in working with the Agribusiness Development Corporation (ADC) to promote diversified agriculture programs in the State of Hawaii. Castle & Cooke is historically one of Hawaii's major land owners, and we have served the needs of Hawaii's residents through balanced stewardship of our land assets. This includes the promotion of diversified agriculture as one of our historical, core businesses, as well as providing new homes and commercial amenities for Hawaii families, and pursuing renewable energy programs that will reduce our dependence on foreign oil.



Historically, the WCBA has been a strong supporter of agricultural base economic development in the district and view the Whitmore Project as having great potential.

Castle & Cooke is very interested in working with ADC to promote diversified agriculture programs in the State of Hawaii.

# Communications: Media

[Special Fund Could Help Save Galbraith lands for Agriculture \(06/22/2008\)](#)

[State to Purchase Agricultural Land in Wahiawa \(04/25/2012\)](#)

[Investment in Agriculture Big for Central Oahu \(06/13/2012\)](#)

[Helping Farmers is Important for Hawaii's Future \(09/12/2012\)](#)

[Heirs Preserve Hawaiian Tract \(11/18/2012\)](#)

[State Gets Closer to Purchasing Galbraith Land in Central Oahu \(11/19/2012\)](#)

[Hawaii Set to Spend Millions of Dollars to Boost Local Farming \(11/27/2012\)](#)

[Galbraith Estate in Central Oahu Protected for Farming \(12/11/2012\)](#)

[Galbraith Estate Land Purchase Preserves 1,700 Acres for Ag Use \(12/11/2012\)](#)

[State Buys Galbraith Estate for Agriculture Use \(12/11/2012\)](#)

[TPL, OHA Gain Control of Galbraith Estate \(12/11/2012\)](#)

[Purchase of Galbraith Land Should Boost Area Farming \(12/20/2012\)](#)

[State Plan Aims to Turn Wahiawa into Agricultural Hub \(02/28/2013\)](#)

<http://www.hawaiinewsnow.com/story/21432720/state-plan-aims-to-turn-wahiawa-into-agricultural-hub?autoStart=true&topVideoCatNo=default&clipId=8524299>

[Hawaii Ready to Put Estate Lands to Work \(03/01/2013\)](#)

[Senator Donovan M. Dela Cruz Introduces Senate Resolution 133 urging the State to Purchase Land from Dole Food Company \(03/25/2013\)](#)

[State Releases Much Needed Construction Funds \(04/24/2013\)](#)

# Progress: Completed & Ongoing

## Completed:

- ✓ Purchase 1,700 acres of Galbraith Estate land
- ✓ Purchase of Tamura Warehouse parcel
- ✓ Purchase of 24-acre Castle & Cooke parcel
- ✓ Public-Public Partnerships with:
  - ✓ High Technology Development Corporation
  - ✓ Hawaii Housing Finance Development Corporation
  - ✓ Agribusiness Incubator Program
  - ✓ Dept. of Education
  - ✓ Wahiawa Community Based Development Organization

## Pending:

- Purchase of 257-acre Dole Food Company, Inc. parcel
- Enter into Contractual Agreements with:
  - College of Tropical Agriculture and Human resources
  - City & County of Honolulu –Dept. of Environmental Services
  - Dept. of Planning and Permitting

## Continuing:

- Designing an planning of Ag-Tech Park
- Designing and planning of pump/irrigation systems
- Purchasing available parcels from Dole Food Company, Inc.
- Identifying and collaborating with various stakeholders

- **HB2468: Ag Foreign Trade Zone**
- **SB2397: Ag-Technology Park**
- **SB2400: New Farmer Program**
- **SB3065: Land Exchange**

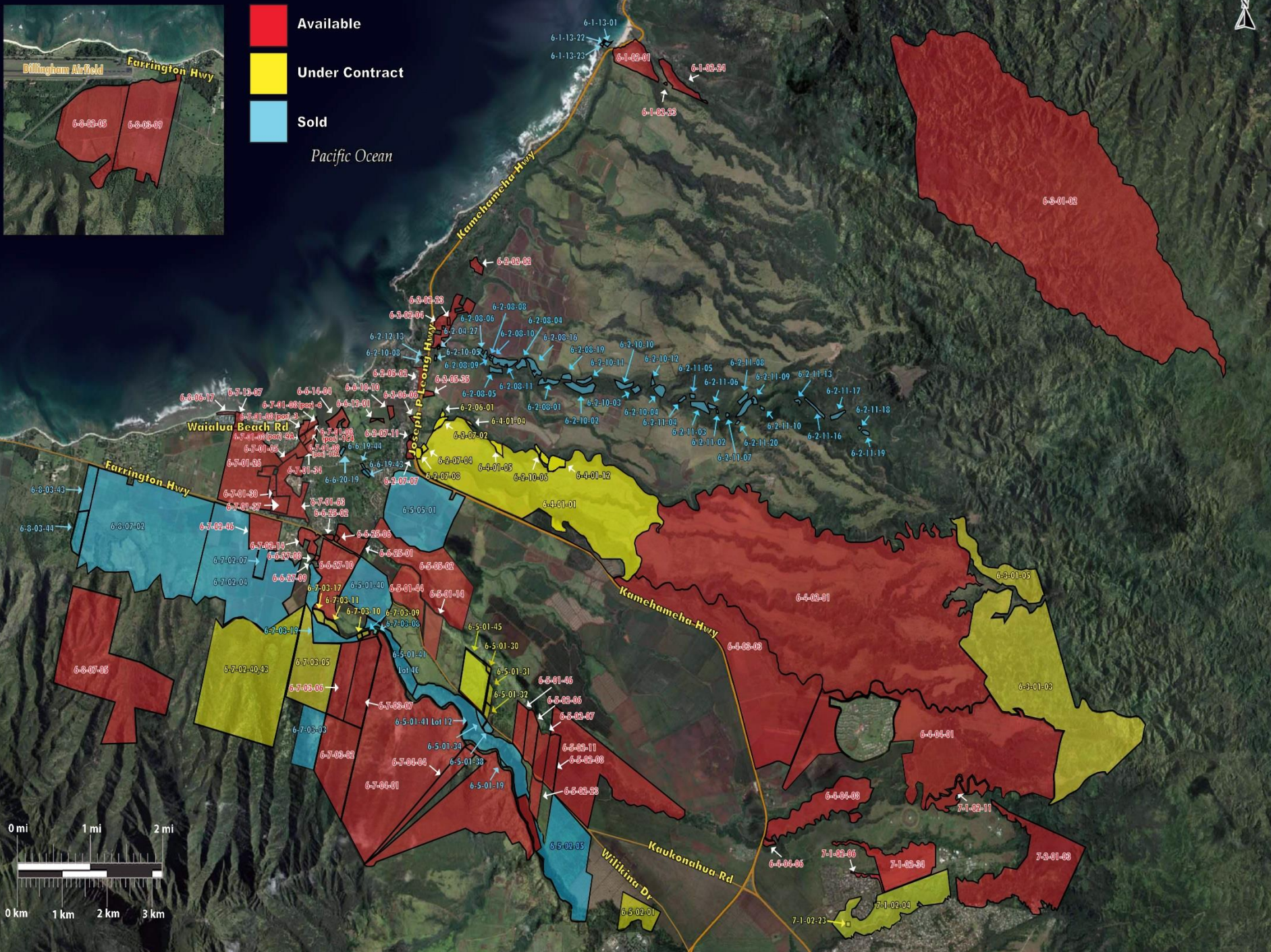


**Available**

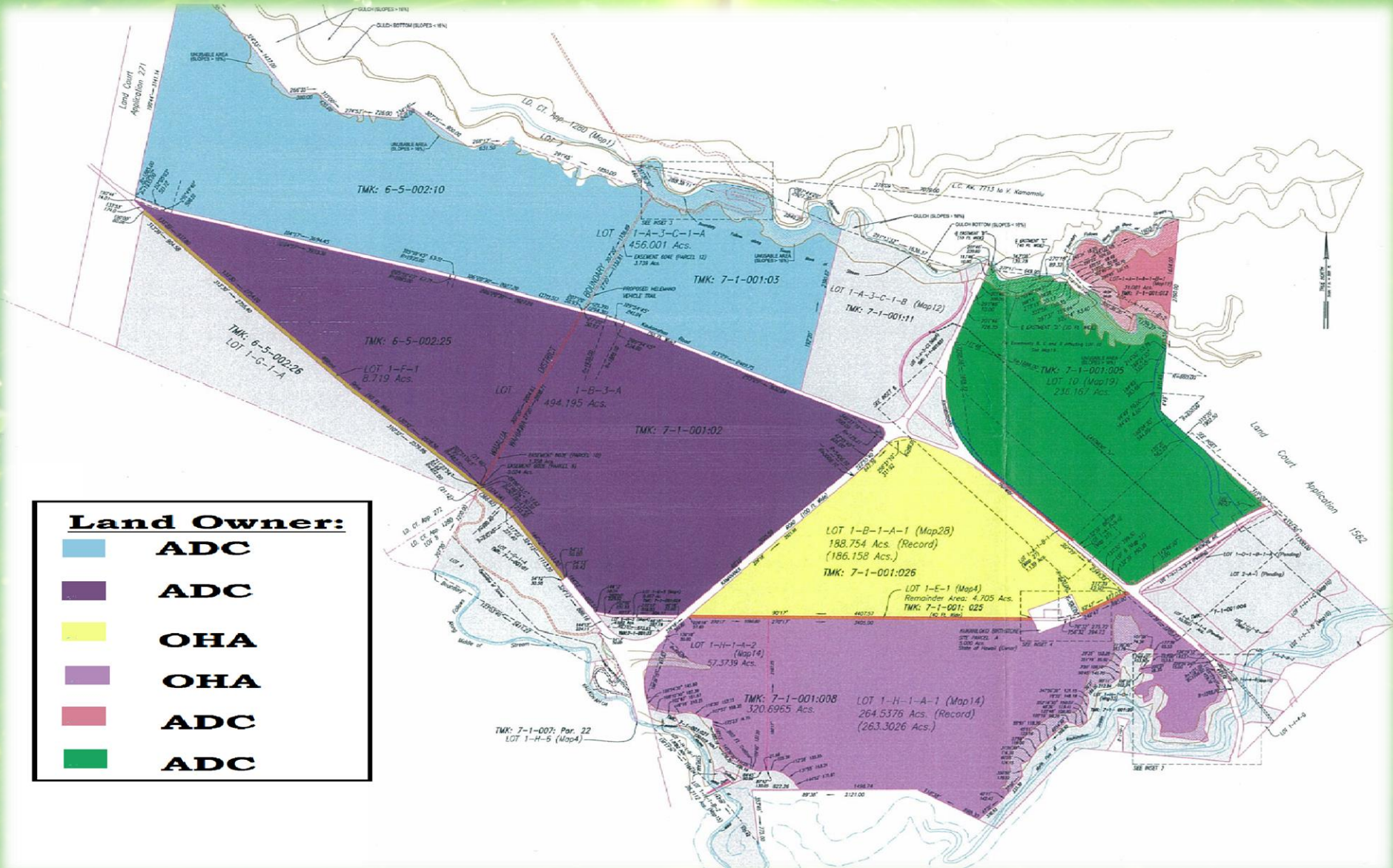
**Under Contract**

**Sold**

*Pacific Ocean*



# Farmland



# Ag Industrial Hub

