



The
Whitmore
Project

AGRIBUSINESS DEVELOPMENT CORPORATION
State of Hawaii



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AGRIBUSINESS DEVELOPMENT CORPORATION
State of Hawaii

"Ag tends to be fragmented right now. **It's a cluster** made up of **distribution, processing, support, and producers** themselves. It needs to partner across these sectors to be more successful."

-Lisa Gibson
President, Rising Tide Economics

Public officials need to **think more proactively** about the ways they can **deliver services and food more efficiently** because the environmental cost of transportation affects communities.

-Urban Agriculture: Practices to Improve Cities
01/18/11

"There needs to be a **convergence** between **agriculture, tourism, and innovation.**"

-Lisa Gibson
President, Rising Tide Economics



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State of Hawaii

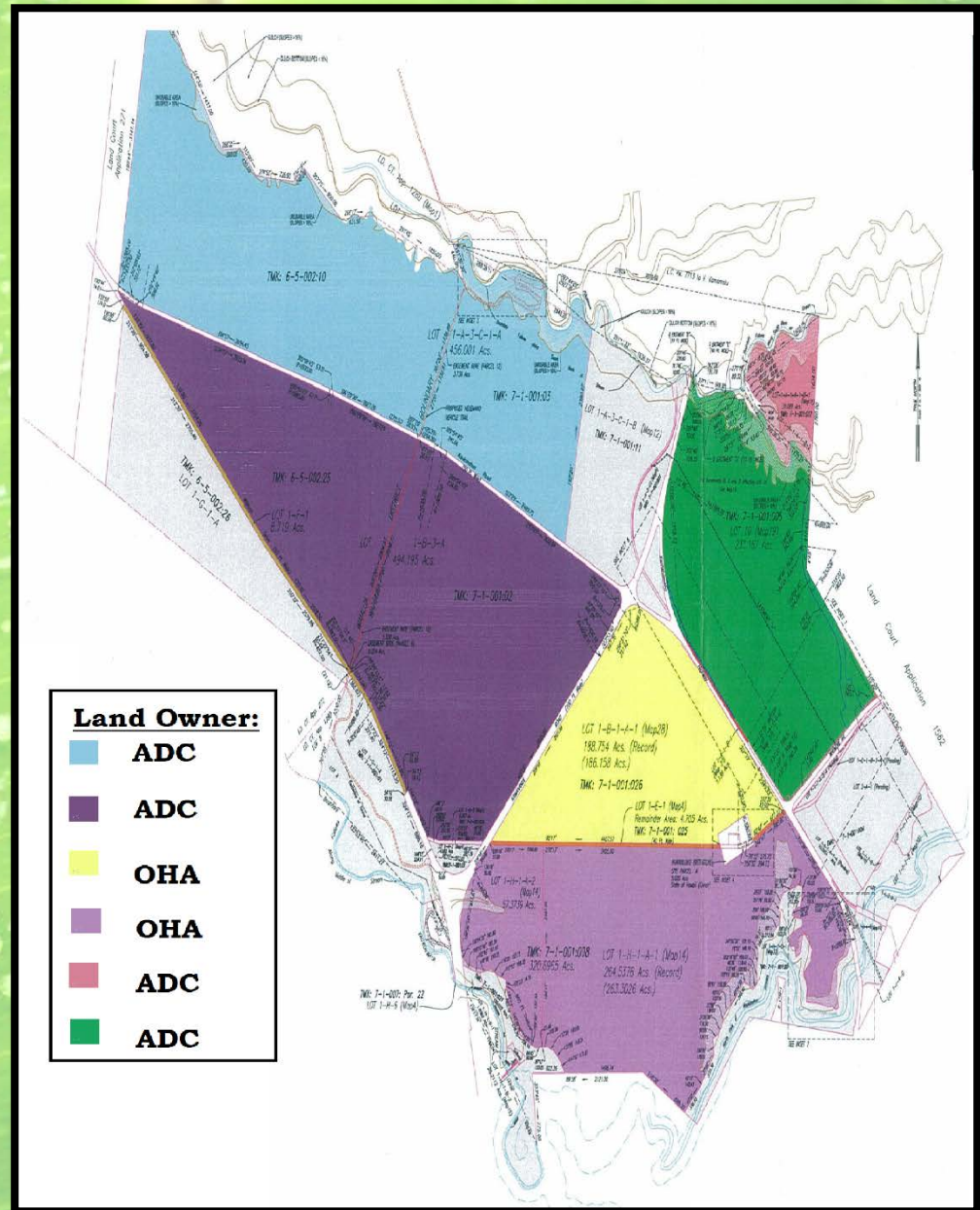
What is The Whitmore Project?

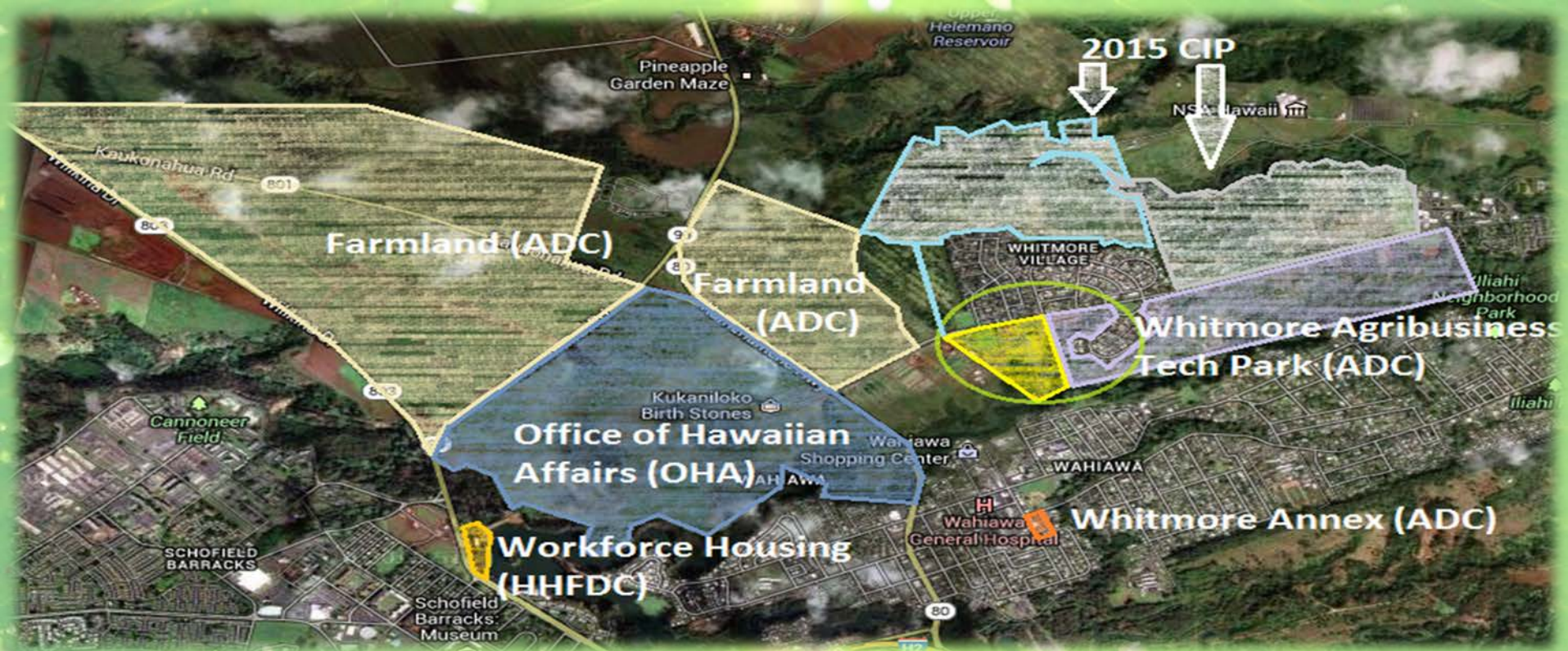
- The Whitmore Project is a detailed plan to revitalize our local ag industry by bringing farmers and the state together to **increase local food production, create jobs, engage in partnerships,** and to **provide workforce housing.** The Whitmore Project truly provides a **live, work, and play** environment.

Galbraith Purchase

- State G. O. Bond
 - \$13 million
- Army Buffer
 - \$4.5 million
- City and County Clean Water & Natural Lands
 - \$4 million
- Office of Hawaiian Affairs
 - \$3 million
- Private Donation (D.R. Horton) through TPL
 - \$500,000

TOTAL: \$25 million





Connecting 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 (HHFDC) 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.

How does the Whitmore Project work?

The Whitmore Project provides solutions:

- Long-term lease options
- Rent credit (enhanced use lease)
- 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
- Engaging in Public-Private Partnerships

ADC

Commercial Farmers
Packaging & Processing
Distribution
Marketing

U.S. Army

Dept. of Environmental Services
Wastewater Outfall

Dept. of Planning & Permitting
Public Use and Structure

Community/Non-Profit Organizations
Leilehua Alumni Community Association (LACA)

HI-Tech Development Corporation
Ag-Tech applications;
Food Safety applications

Hawaii Public Housing Authority
Additional Workforce Housing Opportunities

DBEDT Foreign-Trade Zone (FTZ)

Hawaii Housing Finance Development Corporation
Workforce Housing

Dept. of Education
Academy Licensing Program;
Workforce Readiness

U.S. Dept. of Agriculture
Rural Energy America Program

College of Tropical Agriculture and Human Resources
Research & Development;
Troubleshoot; Patent;
New Farmer Program

Reimbursement Transportation Cost Payment Program
Farm Loan Program

Dept. of Agriculture

Agribusiness Incubator Program

Marketing
New Farmer Program = Skilled Workforce

*"It's about productivity. Key driver of productivity is innovation. Key driver of innovation is **networking**."*

-Lisa Gibson
President, Rising Tide Economics



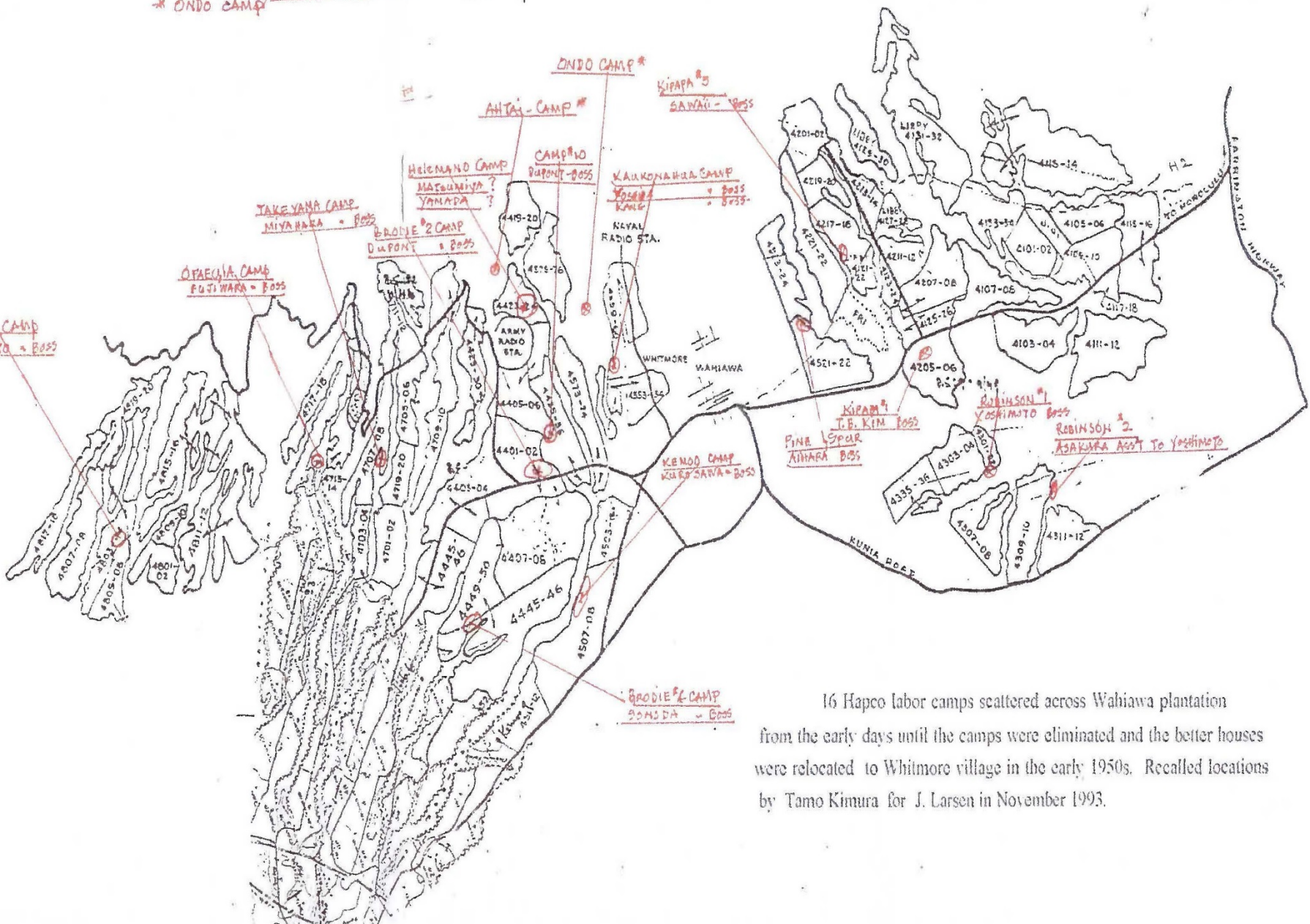
Current Condition



Potential (Big Island Candies)



* AHITAI CAMP } FEW HORSES IN GALCH
 * ONDO CAMP }



16 Hapco labor camps scattered across Wahiawa plantation from the early days until the camps were eliminated and the better houses were relocated to Whitmore village in the early 1950s. Recalled locations by Tamo Kimura for J. Larsen in November 1993.



[Above] The California Packing Corp. Cane Street Cannery in Wahiawā with the Kaukonahua Gulch railroad trestle in the foreground, ca. 1925. *Hawai'i State Archives*

Agribusiness-Technology Park



Food Safety

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

Agribusiness-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.

Decreasing Cost through Foreign Trade Zones



How do I start?

HAWAII FOREIGN-TRADE ZONE

Companies can expedite their orders quickly through our website, or fill out the order form and fax it in.

Importer fills out our online Authorized Signature List providing us names of authorized people to handle your cargo

stay connected

Your Customs Broker will submit a Customs Form 214 to the FTZN⁹ to admit your foreign imports.

If necessary, your Customs Broker will fill out a Customs Form 7512, 7512C for export or re-warehousing. Signatures are required for both.

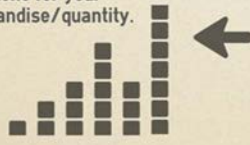


Your Customs Broker pre arranges a customs bonded trucker to pick up your container to deliver to the FTZN⁹



Your container is brought to the FTZN⁹ unloaded, verified and received into "Zone Lots"; and inputted to our inventory management.

You or your Customs Broker submits a "Pick Up/Release Slip" via online or phone for your specific merchandise/quantity.



County Resolution 15-81 Expansion of Enterprise Zone No. 2

Process

- ✓ County adopts resolution to include Whitmore Village in Enterprise Zone No. 2
- ❑ Review by the Department of Business, Economic Development, and Technology
- ❑ Approval by the Governor

AGRIBUSINESS DEVELOPMENT CORPORATION
Whitmore Annex
State of Hawaii

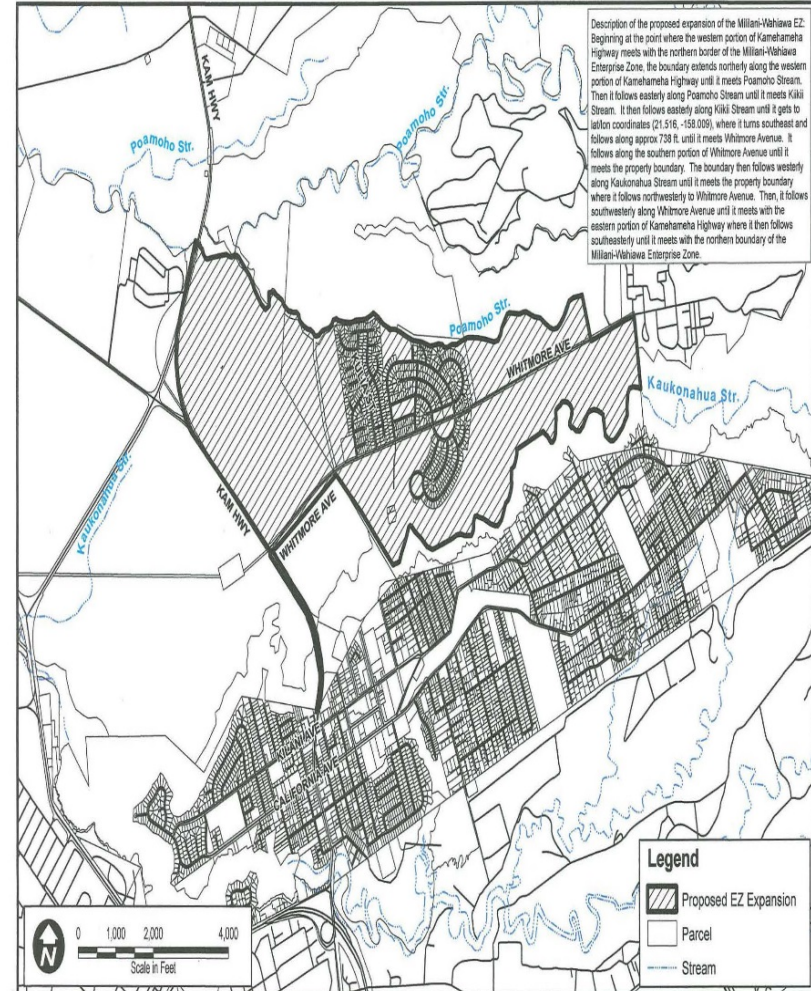


EXHIBIT A



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



New 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.



Teamwork



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. Benaytiz
President

Daniel S. Nakasone
1st 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

MR. 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

Dea: 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 meeti

Castle & Cooke
Hawaii's

August 31, 2012

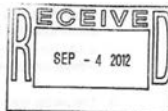
Mr. James J. Nakatani
Executive Director
Agribusiness Development Corporation
235 Beretania Street, Room 205
Honolulu, Hawaii 96813

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.



State To Purchase Agricultural Land In Wahiawa

Posted on April 25, 2012 by MidWeek Staff | Email the author
Central • Central Oahu News

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U.S.

State buys Galbraith Estate for agriculture use



Helping Farmers Is Important For Hawaii's Future

Posted on September 12, 2012 by MidWeek Staff | Email the author
Central • Central Oahu News

HAWAII NEWS NETWORK

Wednesday, April 02, 2014

State gets closer to purchasing Galbraith land in Central Oahu

12/20/2012 10:47 AM

Galbraith Estate in Central O'ahu Protected For Farming

December 11, 2012

PACIFIC BUSINESS NEWS

1,700 acres of Central Oahu agricultural lands almost ready for farming

Hawaii reports about 30% of its food according to numerous studies, which also indicate the state might begin bringing out of food which has, which could be food supply, but is not, each, why, in, and, also.

The purchase and protection of the Galbraith land for agricultural uses is game changing for Hawaii, and it will allow us to increase our food security.

...been years in the works and the state is a public-private partnership for the area seems presciently bright.
...the state is a public-private partnership for the area seems presciently bright.
...the state is a public-private partnership for the area seems presciently bright.

State plan aims to turn Wahiawa into agricultural hub

Created: Feb 20, 2013 2:47 PM
Updated: Feb 26, 2013 11:11 PM
By Mark Carpenter - Staff



State plan aims to turn Wahiawa into agricultural hub

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produced by t
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Investment In Agriculture Big For Central Oahu

Posted on June 13, 2012 by MidWeek Staff | Email the author
Central • Central Oahu News

Oahu warehouse purchase ignites plan to revitalize Hawaii's agriculture industry

The long-awaited sale of the former Galbraith estate land in Central Oahu was completed last week to the Trust for Public Land, a nonprofit organization focused on environmental and preserving Native Hawaiian culture.

The group then transferred the 1,700-acre parcel to the state Agriculture Development Corporation (ADC) and the Office of Hawaiian Affairs (OHA). ADC acquired more than 1,000 acres while OHA got the remaining 700.

At an agreed-upon price of \$65 million, the amount was paid from a combination of sources, including state general obligation bonds (\$35 million), U.S. Army (\$25 million), OHA and County Clean Water & Natural Lands Fund (\$4 million), Office of Hawaiian Affairs (\$3 million) and D.R. Horton - Schuler Division (\$600,000). The Army's share came from the Pentagon's Readiness and Environmental Protection Initiative, which is designed to help preserve land from development around military installations. The Galbraith land is near Schofield Barracks and its training areas.

"The purchase and protection of the Galbraith land for agricultural uses is game changing for Hawaii," said Gov. Neil Abernethy. "This will allow us to reduce our reliance on food imports and increase our food security. Preserving agricultural land and producing our own food benefits us as a society."

George Galbraith, an Irish immigrant, acquired the land in the late 1800s, and the property was placed in a

WAIHAWA, OAHU (HawaiiNewsNow) - The state is closer to buying the 1,700-acre Galbraith Estate lands in central Oahu, the state is ready to turn the area into an agricultural hub by inviting Hawaii farmers to come work the land.
"Wahiawa was a thriving ag community," said Sen. Donovan Dela Cruz. "Via Wahiawa, Wahiawa, Niihau, etc., one of the chief projects of the Whitmore Village Agricultural Development Plan. Whitmore Village employed thousands of people and nothing really took its place. We have a lot of thousands of acres between Wahiawa and the north shore and it's gotten a comprehensive plan."
...yet to be worked out, but any farmers who invest in the land as to packing and processing facilities and a stable water by Luke Wilson.
...and so of workers who would be hired would live at Wahiawa



The state acquired the 1,700-acre Galbraith Estate lands in December 2012

John Cheng's Solo First youth should die for recruiter's lie

► Palestinian Perspective: A neglected bridge for peace in the Middle East
► Council Matters: Special fund could help save Galbraith lands for agriculture
► Election Issues: Get

Special fund could help save Galbraith lands for agriculture

It is imperative that we protect valuable agricultural land. The need to preserve agric for residential land under the Clean Water & Natural Lands Act in Honolulu City protect agricu

HawaiiBusiness A Model for the Future

The jewel in the ADC crown is probably the Whitmore Plantation. Many plantation towns, Wahiawa went through a precipitous decline when the Dole Plantation closed in 1991. The Whitmore state Sen. Donovan Dela Cruz, is an ambitious attempt to

THE WALL STREET JOURNAL

TOP STORIES IN NEW YORK 1 of 12



Long Line for Replacement



Chris Isen

GENERAL NEWS

Heirs Preserve Hawaiian Trustee for Hundreds of Descendants to Sell In

By JIM CARLTON

Nov. 18, 2012 6:04 p.m. ET

WAIHAWA, Hawaii—The trustee for hundreds of heirs to the Oahu island has agreed to sell their inheritance to the state farmland, reversing a decades-long trend of most such e

The 1,750-acre tract, one of the island's largest undeveloped parcels, was owned by George Galbraith, an Irish immigrant who acquired the

Ho Farms shifting operations from Kahuku to Central Oahu

Progress: Completed & Ongoing

Completed:

- ✓ Purchase 1,700 acres of Galbraith Estate land
- ✓ Purchase of Tamura Warehouse parcel
- ✓ Purchase of 24-acre Castle & Cooke parcel
- ✓ Purchase of 257-acre Dole Food Company, Inc. parcel
- ✓ Public Use and Structure (Dept. of Planning and Permitting)
- ✓ 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:

- Enter into Contractual Agreements with:
 - College of Tropical Agriculture and Human Resources
 - City & County of Honolulu –Dept. of Environmental Services
 - Hawaii Public Housing Authority
- Purchase of Castle & Cooke parcel
- Purchase of Dole Food Co. parcel
- Land Exchange due diligence

Continuing:

- Designing and planning of Ag-Tech Park
- Designing and planning of pump/irrigation systems
- Purchasing available parcels from Dole Food Company, Inc. (or land exchange)
- Identifying and collaborating with various stakeholders
- Expansion of Enterprise Zone No. 2 to include Whitmore Village

Funding: Completed

Dec. 2012

\$25M: Galbraith Estate

Dec. 2012

\$4.2M: Tamura Warehouse

Jan. 2013

\$3.6M: 24 acres from Castle & Cooke Co.

June 2014

\$750,000: Planning/Design for Irrigation

March 2015

\$5.6M: 257 acres from Dole Food Inc.

Funding: Pending

\$1.5M: Planning/Design/Construction for Whitmore Ag Tech Park

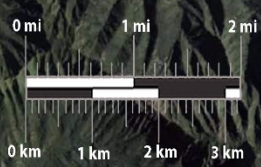
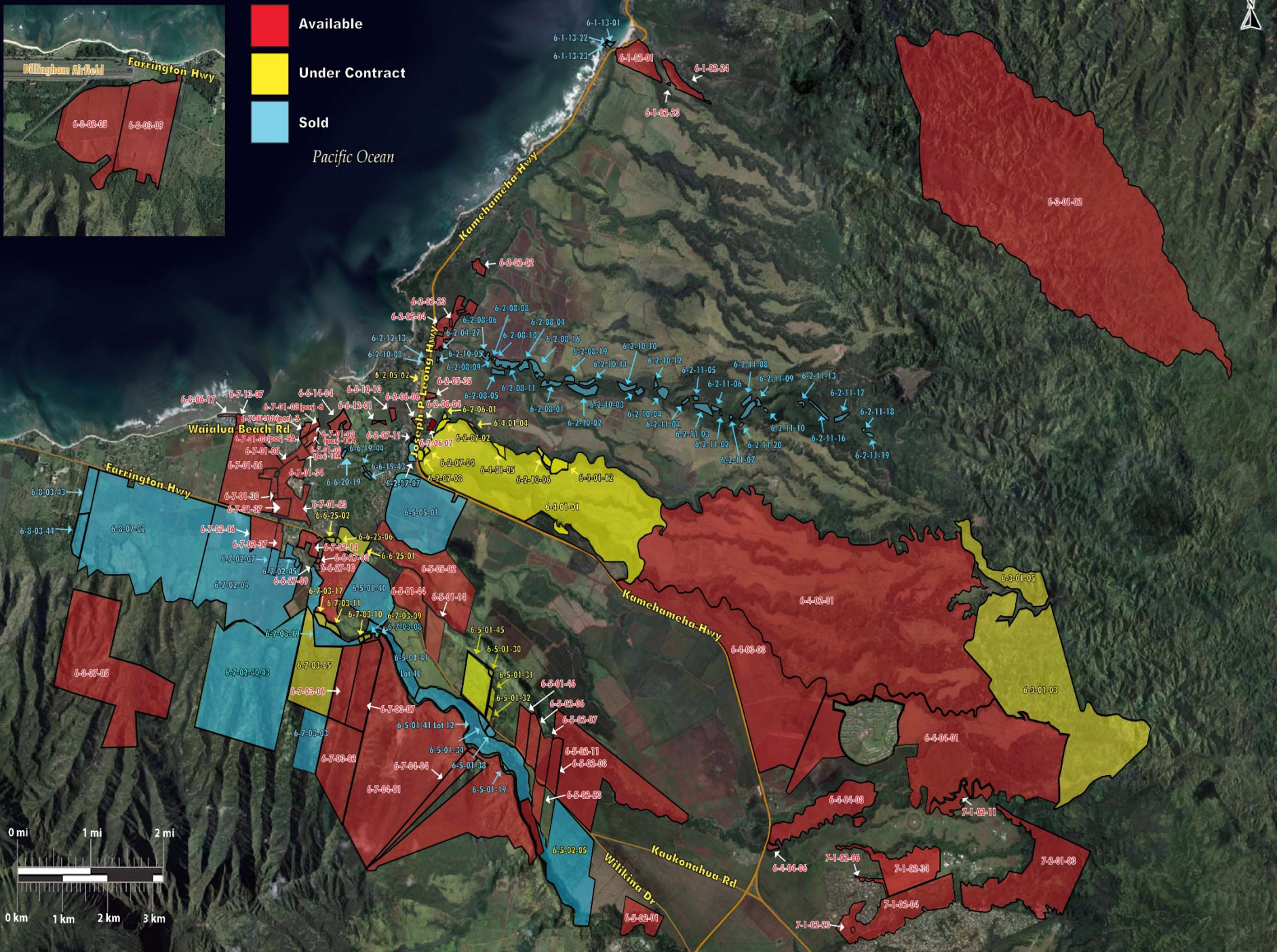
\$2.5M: Planning/Design for Wastewater Reclaimed Irrigation System

\$10M: Land Acquisition of both Dole and Castle & Cooke lands

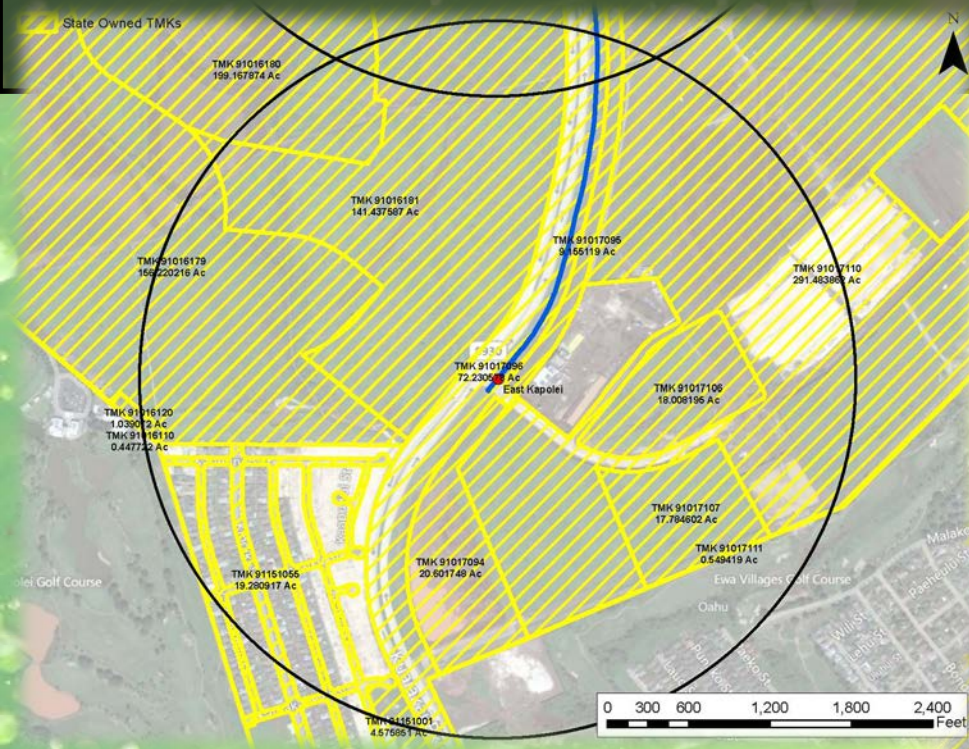
\$500,000: Due diligence to acquire Dole Lands (approx. 6,000 acres)



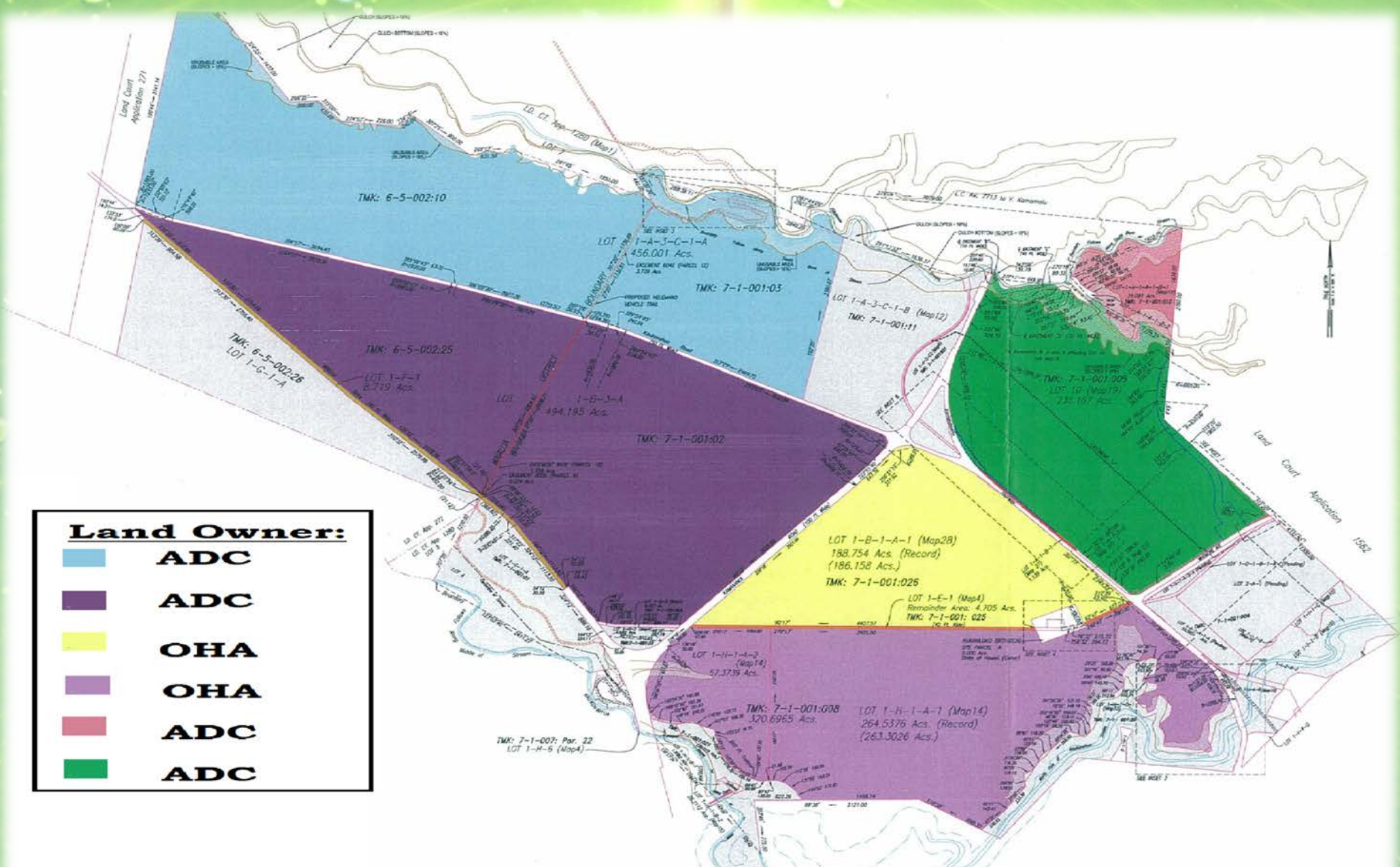
- Available
 - Under Contract
 - Sold
- Pacific Ocean



Land Swap: Exchanging State Owned Land for Agricultural and Conservation Land



Current Farmland Inventory



Land Owner:

Light Blue	ADC
Purple	ADC
Yellow	OHA
Light Purple	OHA
Pink	ADC
Green	ADC

Agribusiness-Technology Park

