



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

---

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

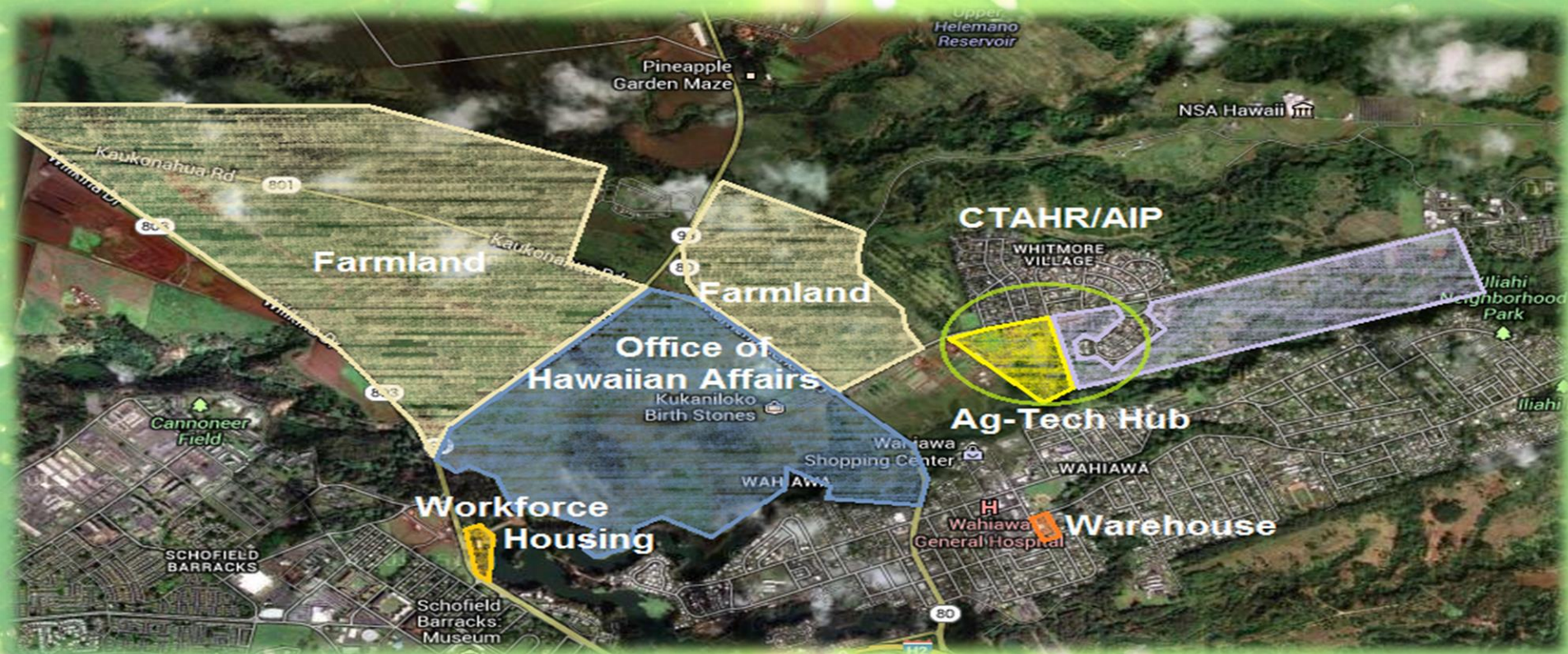


# The Whitmore Project

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

## Dept. of Planning & Permitting

Public Use and Structure Permit

## Wahiawa Community Based Development Organization

## Agricultural Foreign-Trade Zone

## Dept. of Education

Academy Licensing Program;  
Workforce Readiness

## College of Tropical Agriculture and Human Resources

Research & Development;  
Troubleshoot; Patent;  
New Farmer Program

## Agribusiness Incubator Program

New Farmer Program = Skilled Workforce

## Dept. of Agriculture

Academy Licensing Program; Workforce Readiness

## U.S. Dept. of Agriculture

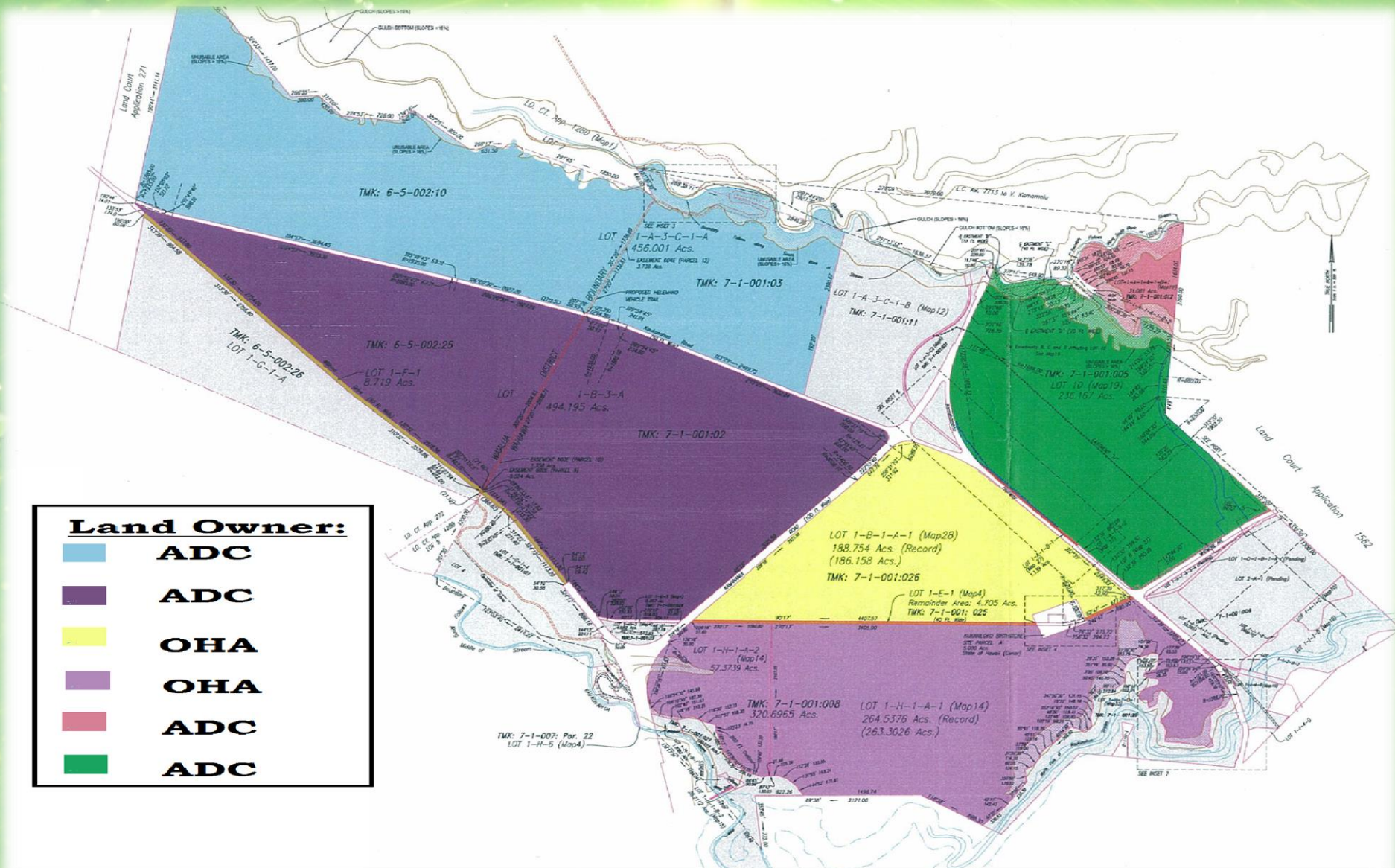
## Hawaii Housing Finance Development Corporation

Workforce Housing

## Hawaii Public Housing Authority

Additional Workforce Housing Opportunities

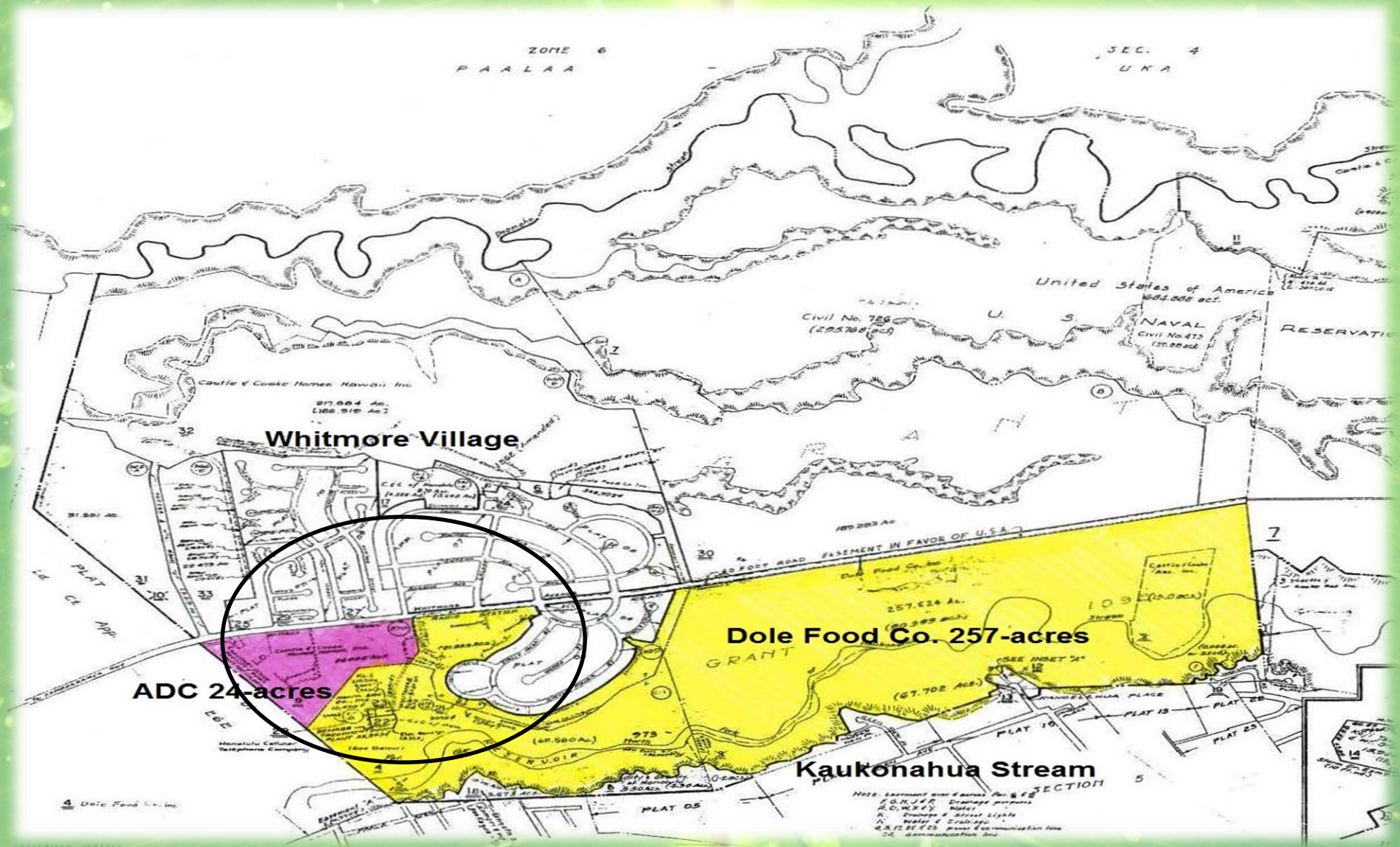
# Current Farmland Inventory



**Land Owner:**

Blue	ADC
Purple	ADC
Yellow	OHA
Light Purple	OHA
Red	ADC
Green	ADC

# 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

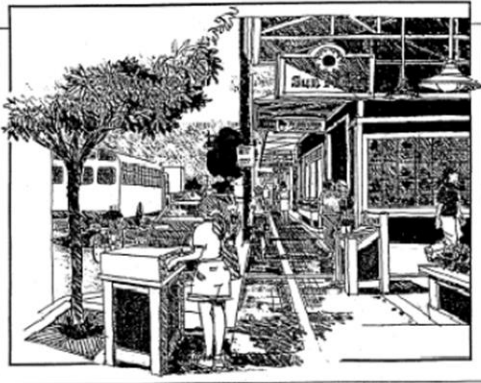


- Ag-Tech Park through the Hi-Tech Development Corporation. This park would house software and manufacturing companies that develop technology and equipment for farmers.

# 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

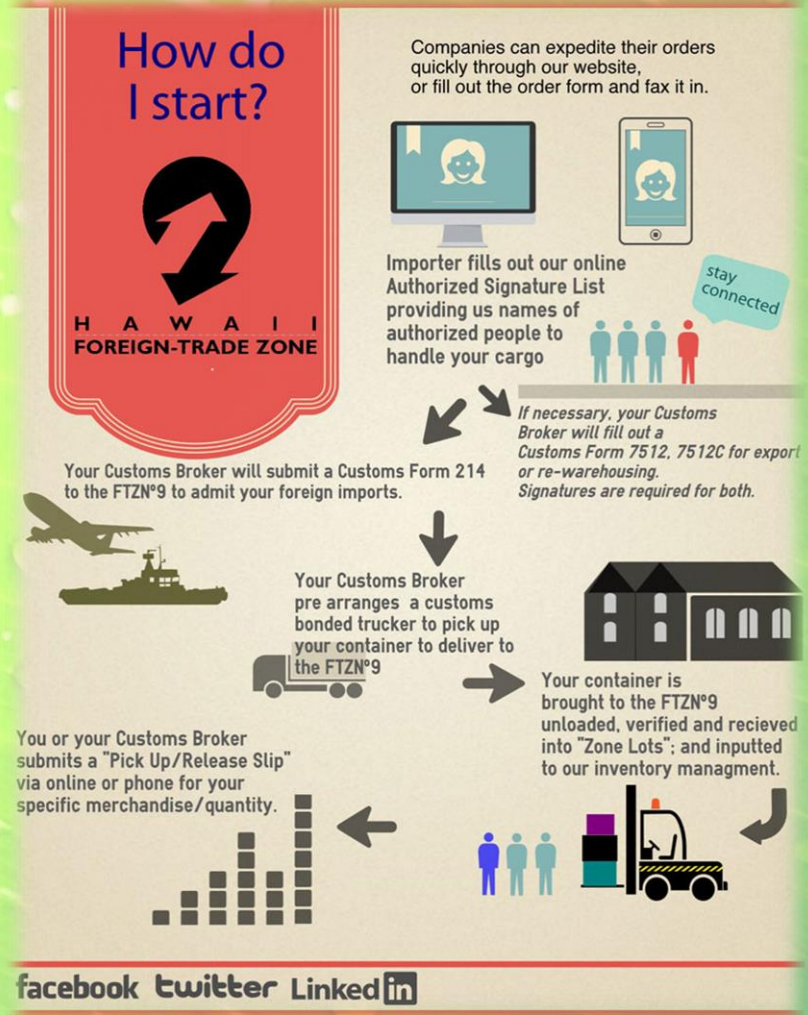
Task Force Report

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

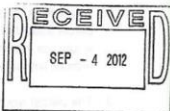
Mr. James J. Nakatani  
Executive Director  
Agribusiness Development Corporation  
235 Beretania Street, Room 205  
Honolulu, Hawaii 96813

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



## State To Purchase Agricultural Land In Wahiawa

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

Get the app

News Home  
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

### State plan aims to turn Wahiawa into agricultural hub

Posted: Feb 20, 2012 2:47 PM  
Updated: Feb 26, 2012 11:17 PM  
By Mark Carpenter - email



State plan aims to turn Wahiawa into agricultural hub

## HAWAII NEWS NETWORK

Wednesday, April 02, 2014

### State gets closer to purchasing Galbraith land in Central Oahu

It has been years in the works and the state is now closer to purchasing the Galbraith land through a public-private partnership.

Consider this area were presented to the Wahiawa Wahiawa neighborhood board tonight.

Senator Donovan Dela Cruz says the plan includes a location for packing and processing separate from the farming that would happen on the Galbraith land.

So that way we can really leave those 1,000 acres open space that's doing productive use and packing and processing could be in Wahiawa Village," said Senator Donovan Dela Cruz. "The what that allows us as a community to have a road across the street to facilitate the area. That's our liability."

Dela Cruz says this is not a done deal yet. It still needs to agree to the sale and if they don't, get the money into escrow within the next several weeks they may have to start all over again.

### Galbraith Estate in Central O'ahu Protected For Farming

December 11, 2012  
A consortium of public agencies and private non-profit organizations today announced they have purchased more than 1,000 acres of land from the estate of George Galbraith in Central Oahu, and the land will be used for farming.

The land, near the town of Wahiawa in central Oahu, has been used for farming since 2001, when Del Monte created growing strips.

The Trust for Public Land, a non-profit land conservation organization, bought the 1,000-acre parcel. The Galbraith estate will then transfer the land to two Hawaii public agencies. More than 1,000 acres went to the state Agricultural Development Corporation (ADC). The Office of Hawaiian Affairs (OHA) receives the remaining over 100 acres of rich soil and Kikala, the rural traditional area. It is one of the most significant cultural sites on Oahu. The properties can only be used for agriculture.

Hawaii reports about 30% of its food, according to numerous studies, which will increase this state might begin relying on food that is locally sourced and produced. The food supply has increased, such as locally sourced.

"The purchase and protection of the Galbraith land for agricultural uses is game changing for Hawaii," said Gov. Neil Abernethy. "It will allow us to reduce our

Search

Search



## Investment In Agriculture Big For Central Oahu

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



### Purchase Of Galbraith Estate Land Should Boost Area Farming

Posted on December 20, 2012 by Steve Murray | Email the author  
Central • Central Oahu News

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

The group then transferred the 1,000-acre parcel to the state Agricultural Development Corporation (ADC) and the Office of Hawaiian Affairs (OHA). ADC acquired more than 1,000 acres while OHA got the remaining 900.

At an agreed-upon price of \$49 million, the amount was paid from a combination of sources, including state general obligation bonds (\$14 million), U.S. Army (\$4.5 million), City and County Clean Water Natural Lands Fund (\$4 million), Office of Hawaiian Affairs (\$3 million) and D.R. Horton - Schuler Division (\$200,000). 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 trust after his death in 1904.

Since then it has been used mainly for pineapple farming until 2004 when Del Monte ceased operations on the land. State laws preventing perpetuities eventually forced the issue of the property.

establishments th

produced by  
cultivation of crop  
othe

These commercial  
ated by a  
ements a  
e sale of  
nd serve

WAIHAWA, OAHU (HawaiiNewsNow) - Three months after buying the vast 1,723-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 (D - Wahiawa, Waiawa, Nuhi, Stone), one of the chief proctors of the Wahiawa Village Agricultural Development Plan. "Whitmore Village employed thousands of jobs at the Dole facility and nothing really took its place. We have a lot of fallow ag land. Thousands of acres between Waiawa and the north shore and we really haven't gotten a comprehensive plan."

The prices are yet to be worked out, but any farmers who invest in the land would get access to packing and processing facilities and a stable water source in nearby Lake Wilson.

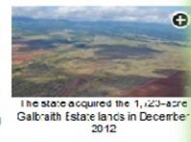
Also, the thousands of workers who would be hired would live at Whitmore Village.

## Special fund could help save Galbraith lands for agriculture

It is imperative that we protect valuable agricultural land. The need to preserve agricultural lands becomes even more apparent as demand for residential and other nonagricultural uses puts more agricultural land under the threat of development. With the establishment of the Clean Water and Natural Lands Fund by the voters in 2007, the Honolulu City Council has the opportunity to explore new ways to protect agricultural lands.

Money from the fund can be used to purchase or acquire real estate for land conservation to protect watersheds, forests, beaches, coastal areas and agricultural land. The fund can also be used to purchase historic or culturally important land for preservation.

One area that fits the profile of lands that can be preserved by the Clean Water and Natural Lands Fund is the Galbraith Estate.



The state acquired the 1,000-acre Galbraith Estate lands in December 2012



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 corporate interests out of Hawaii's elections
- » According to Joe
- » Letters

### Hawaii News

- » Heat put on mentally disabled provider
- » Volunteer doctor was jailed in '01 for fraud
- » UH tests ethanol waste as animal feed
- » Judge backs OHA in trust funds dispute
- » The Nagata Store closes after 78 years

## THE WALL STREET JOURNAL

TOP STORIES IN NEW YORK 1 of 12

Long Line for Replacement

Chris

## Heirs Preserve Hawaiian Trust

Trustee for Hundreds of Descendants to Sell In

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

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

# 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

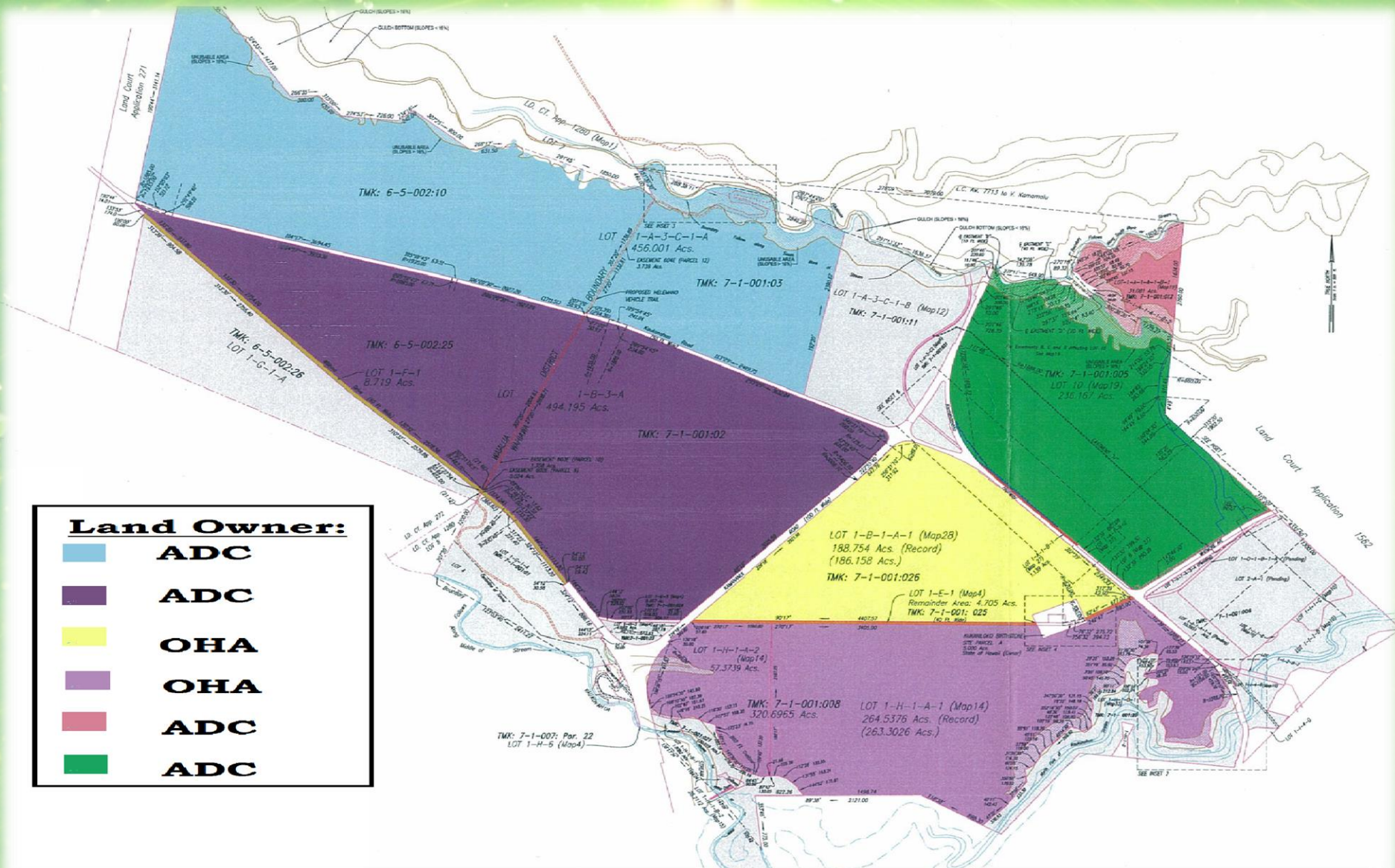
## Continuing:

- 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

- **HB482: Whitmore Project Facilities Fund**
- **HB2468: Ag Foreign Trade Zone**
- **SB2397: Ag-Technology Park**
- **SB2400: New Farmer Program**
- **SB3065: Land Exchange**



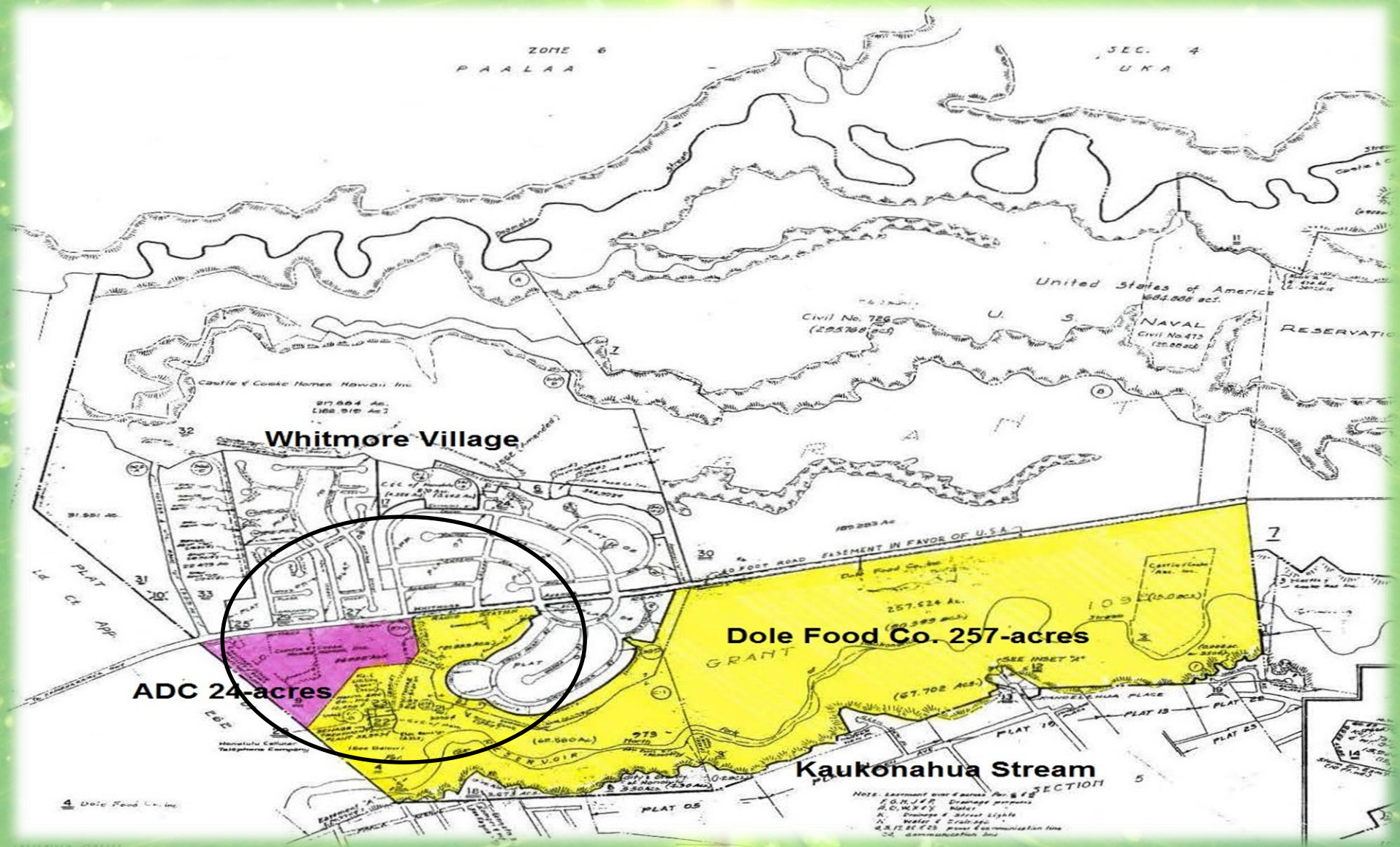
# Farmland



**Land Owner:**

- ADC**
- ADC**
- OHA**
- OHA**
- ADC**
- ADC**

# Agricultural-Technology Park



# ADC

Commercial Farmers;  
Packaging &  
Processing;  
Distribution;  
Marketing

## HI-Tech Development Corporation

Ag-Tech applications;  
Food Safety applications

## Dept. of Environmental Services

Wastewater Outfall

## Dept. of Planning & Permitting

Public Use and Structure Permit

## Wahiawa Community Based Development Organization

## Agricultural Foreign-Trade Zone

## Dept. of Education

Academy Licensing Program;  
Workforce Readiness

## College of Tropical Agriculture and Human Resources

Research & Development;  
Troubleshoot; Patent;  
New Farmer Program

## Agribusiness Incubator Program

New Farmer Program  
= Skilled Workforce

## Dept. of Agriculture

Academy Licensing Program;  
Workforce Readiness

## U.S. Dept. of Agriculture

## Hawaii Housing Finance Development Corporation

Workforce Housing

## Hawaii Public Housing Authority

Additional Workforce Housing Opportunities