



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

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



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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

"People are starting to discover this is a **pretty good industry** to be in. They realize that this sector isn't our traditional what we joke 'cows, plows and sows' industry anymore. It's **incredibly diverse.**"

-Mike Gau  
Iowa State College of Agriculture and Life Sciences

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



# The Whitmore Project

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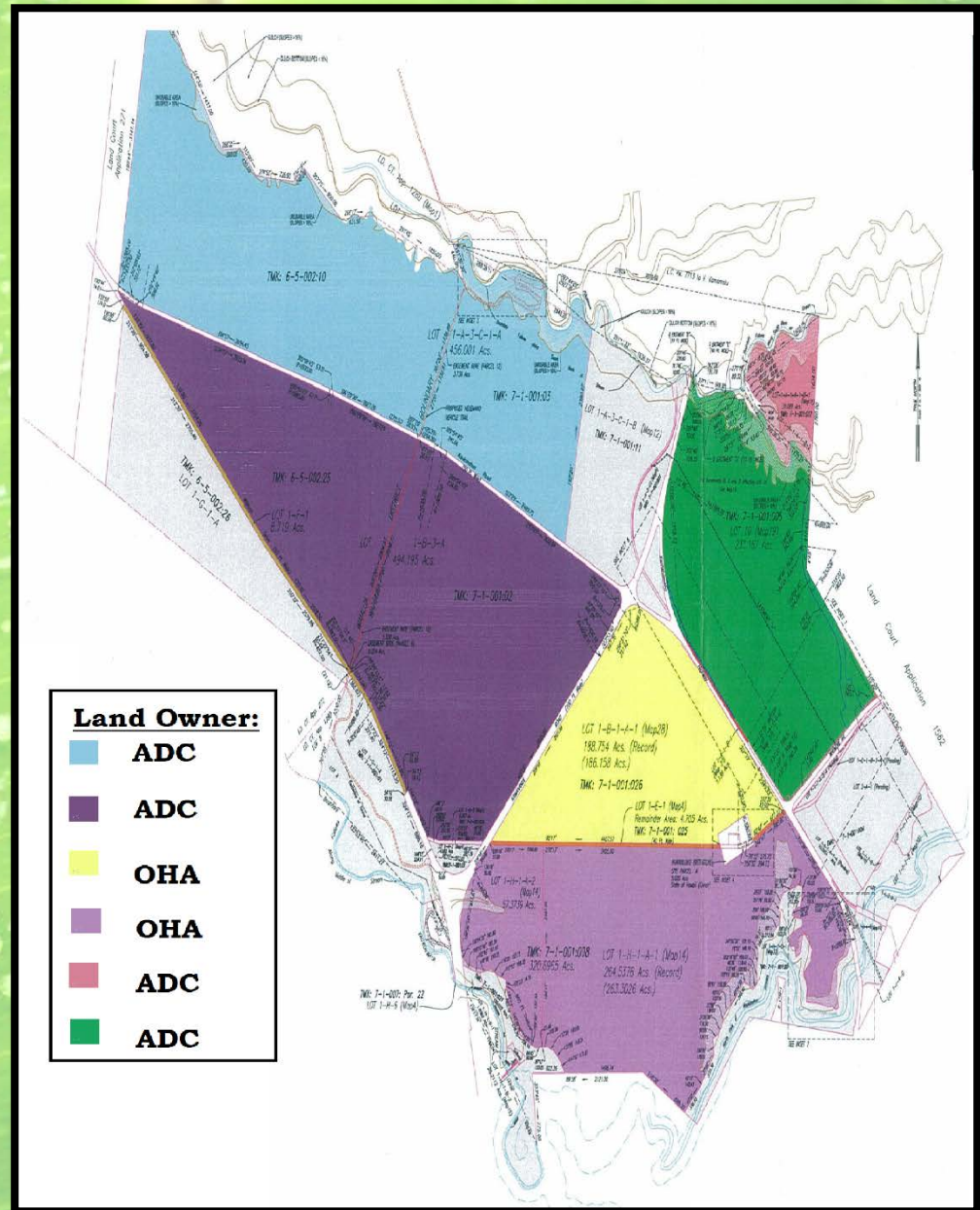
## What is The Whitmore Project?

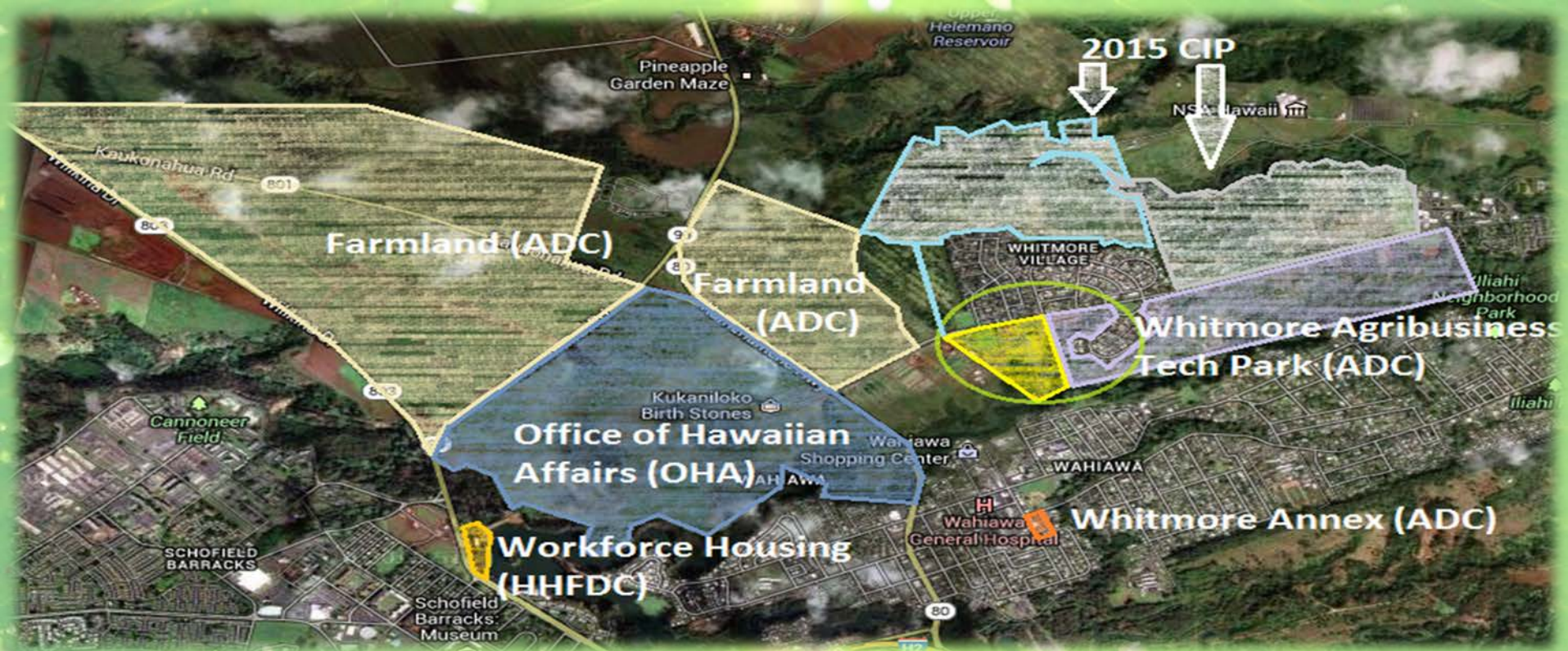
- The Whitmore Project is a detailed plan to revitalize our local ag industry by bringing farmers and the state together to **increase local food production, create jobs, engage in partnerships,** and to **provide workforce housing.** The Whitmore Project truly provides a **live, work, and play** environment.

## 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.

# 2015 CIP, Kipapa Gulch

- AG-1
- 91.65 acres
- Price:
  - \$2,300,000
- Current Use:
  - Fallow Ag Land (Former Pineapple Land)
- Potential Use:
  - Diversified Agriculture
- Water:
  - Adjacent to Board of Water Supply Tank
- Electricity
  - HECO Lines Run Through Property

*Owner / Developer / Investment Opportunity  
Residential / Agriculture development potential*



*Kipapa Ridge Ranch Estate*

*TMK: 9-5-3-7  
Mililani, HI 96789*

*Ever wanted your own mountain top for your private estate?  
Are you a horse rider? Need lots of room? Want pristine privacy?  
This property is located at the summit of the Kipapa Ridge line,  
nestled above Kipapa Gulch, adjacent to Mililani Mauka and  
Koa Ridge on the East side of the H-2 Freeway*

*For More Information contact:  
Robin Park Boobukos (B) CCIM  
rboobukos@castlecooke.com  
(808) 548-3735*



# 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***

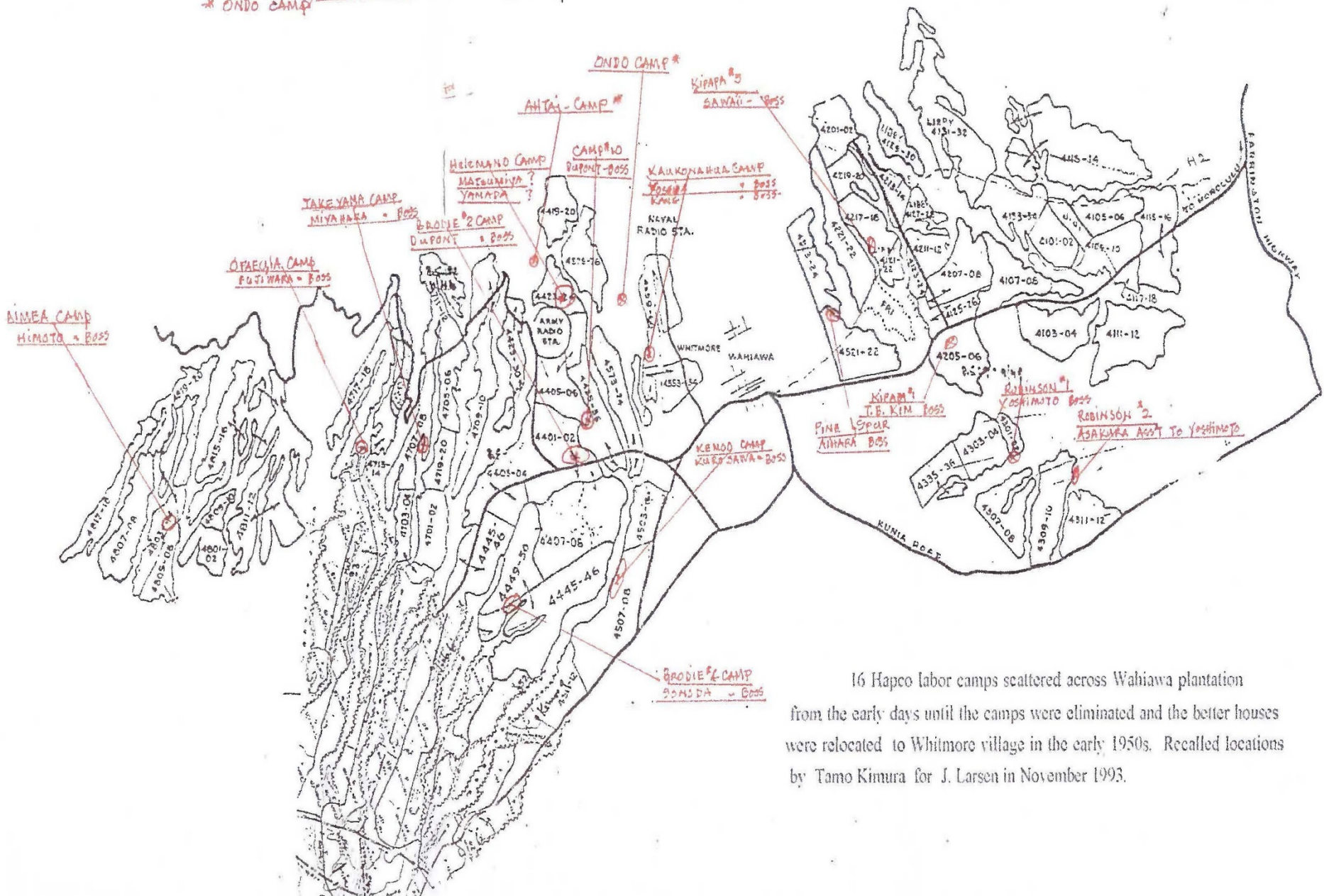


***Potential (Big Island Candies)***





\* AHITAI CAMP } Few Horses in Gulch  
 \* 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

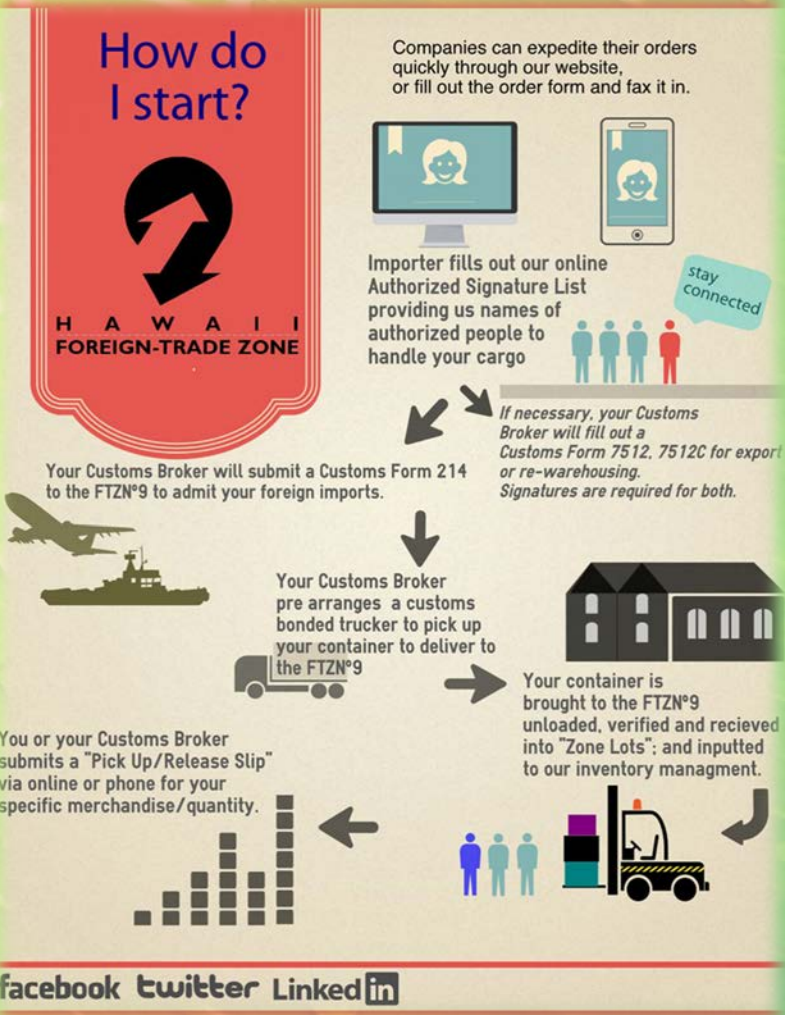
- Processing & Packaging
- Co-Op opportunities
  - Shared facilities reduced operational cost

# 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





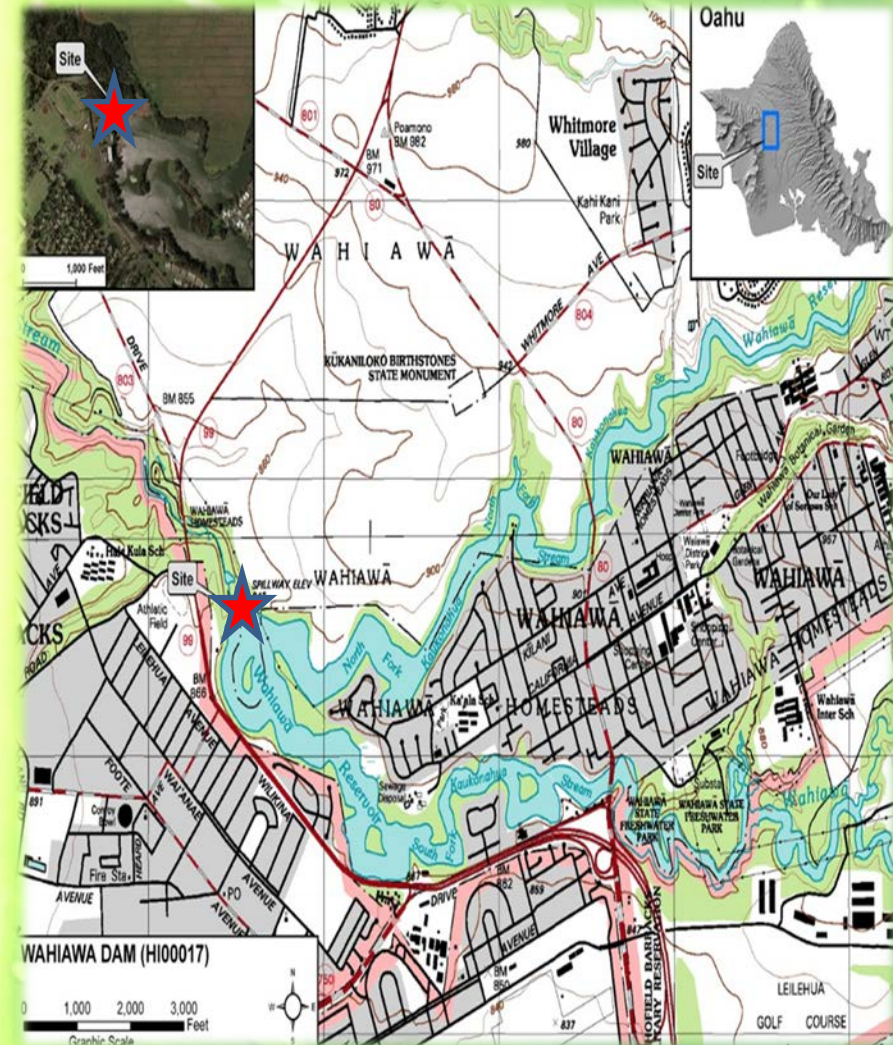
# Wastewater Reclaim Irrigation System

## Wahiawa Wastewater Treatment Plant

- Current outfall is categorized as R-2 water
- HB1700 (2014): \$2.5 million
  - Plan and design for a new wastewater reclaimed water irrigation system for WWTP
  - Installing a reclaim system creates a primary outfall other than the lake, qualifying the water as R-1
- R-1 water
  - Provided at a lower rate than potable water
  - Can be used for certain agricultural and recreational use
- Redirecting the wastewater outfall will clean Lake Wilson, turning it into a recreational destination

# Wahiawa Dam, Pumped-Storage Hydro

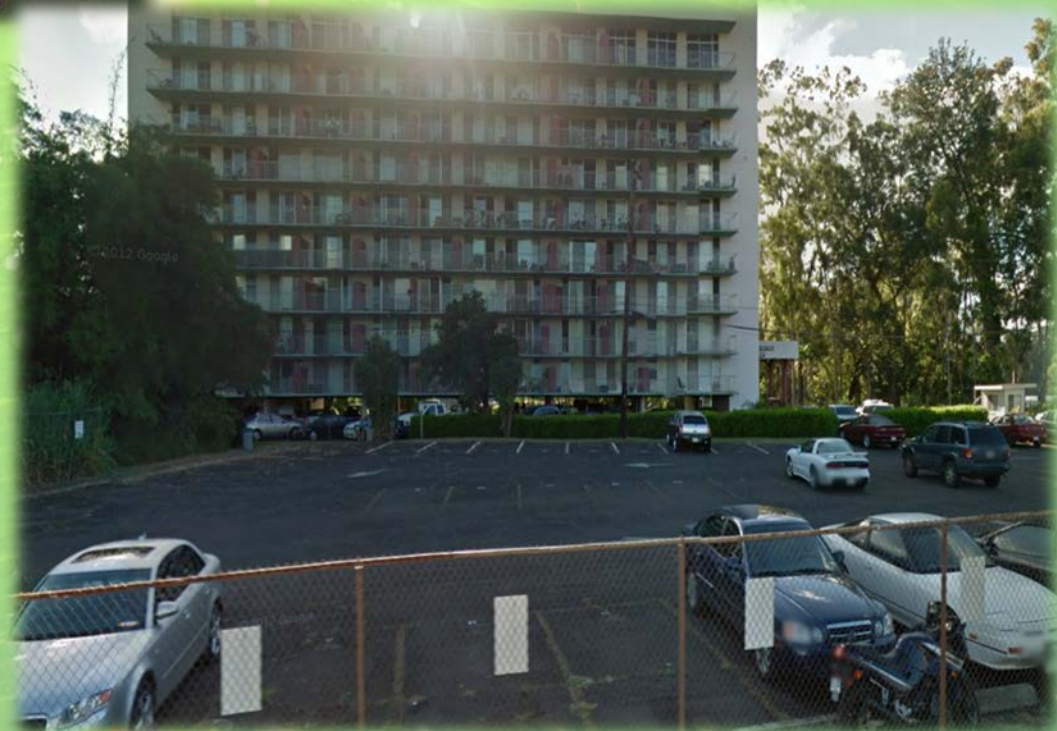
- Pumped-storage hydroelectricity stores energy in the form of gravitational potential energy, pumped from a lower to higher elevation reservoir
- Wahiawa Dam has the potential to produce 800,000 kWh, the most of all dams on Oahu
- Electricity can be sold to farmers at lower rates
- Provides a cleaner and alternative source of energy





# 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  
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

MR. ABERNETHY  
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

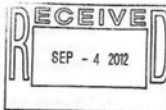
Mr. James J. Nakatani  
Executive Director  
Agribusiness Development Corporation  
235 Beretania Street, Room 205  
Honolulu, Hawaii 96813

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.



# 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
- ✓ Expansion of Enterprise Zone No. 2 to include Whitmore Village

## 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
- Establishing Foreign Trade Zone
- Installing Pump-Storage Hydroelectricity at the Wahiawa Dam

## 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

# 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

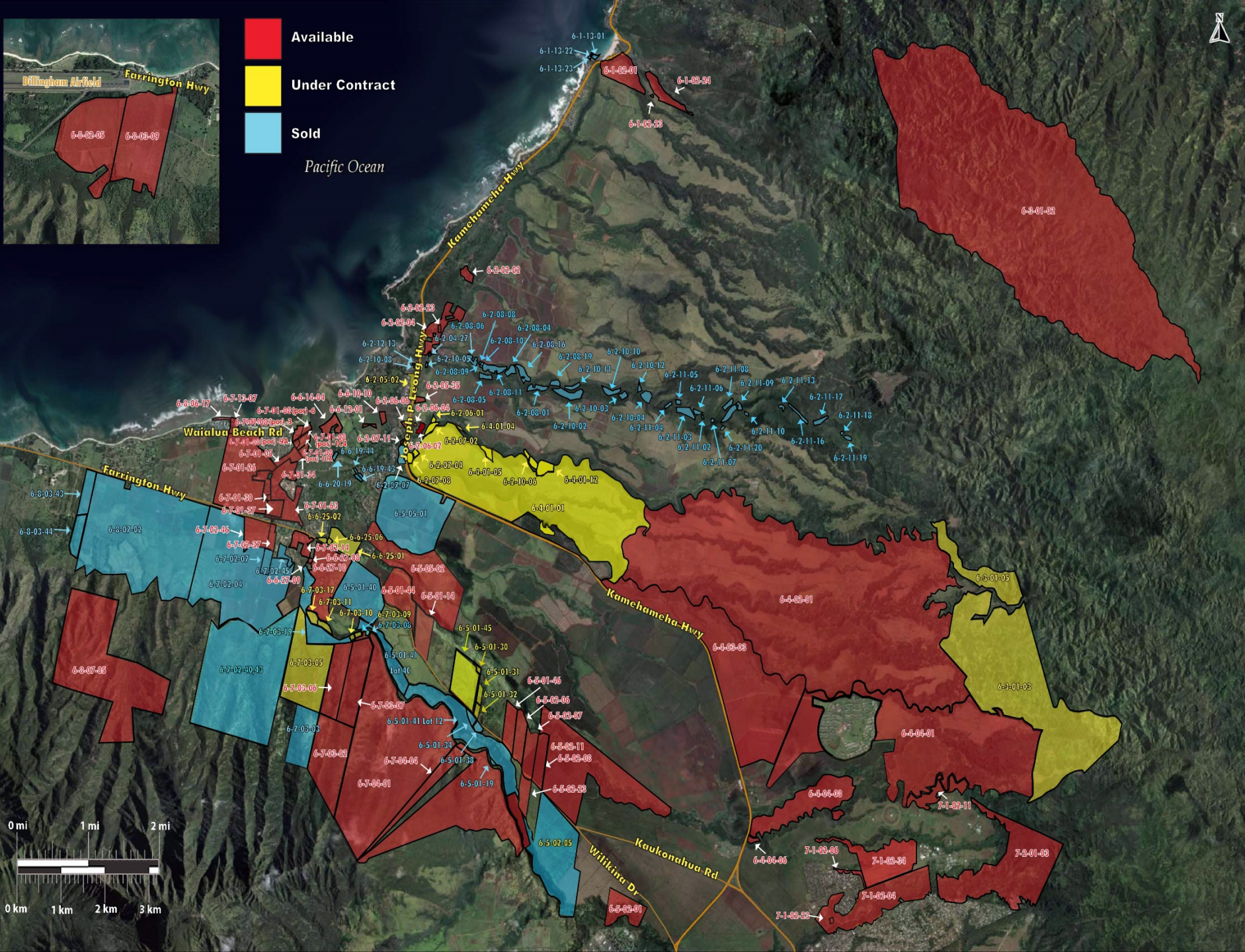
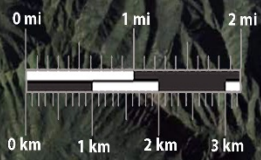
\$10M: Land Acquisition of both Dole and Castle & Cooke lands

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

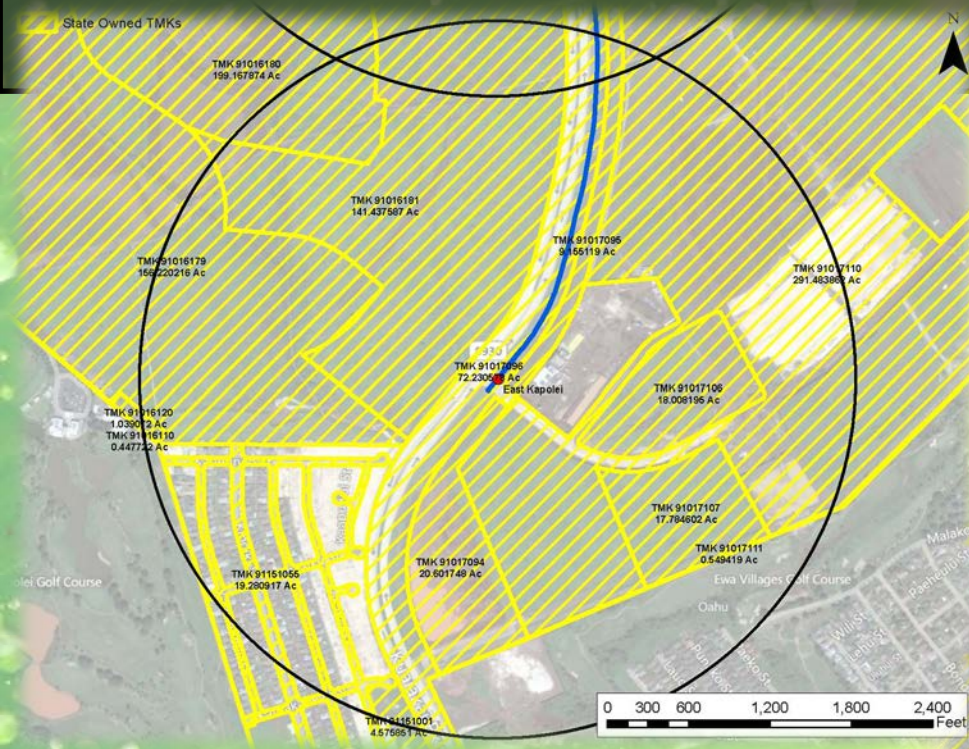


- Available
- Under Contract
- Sold

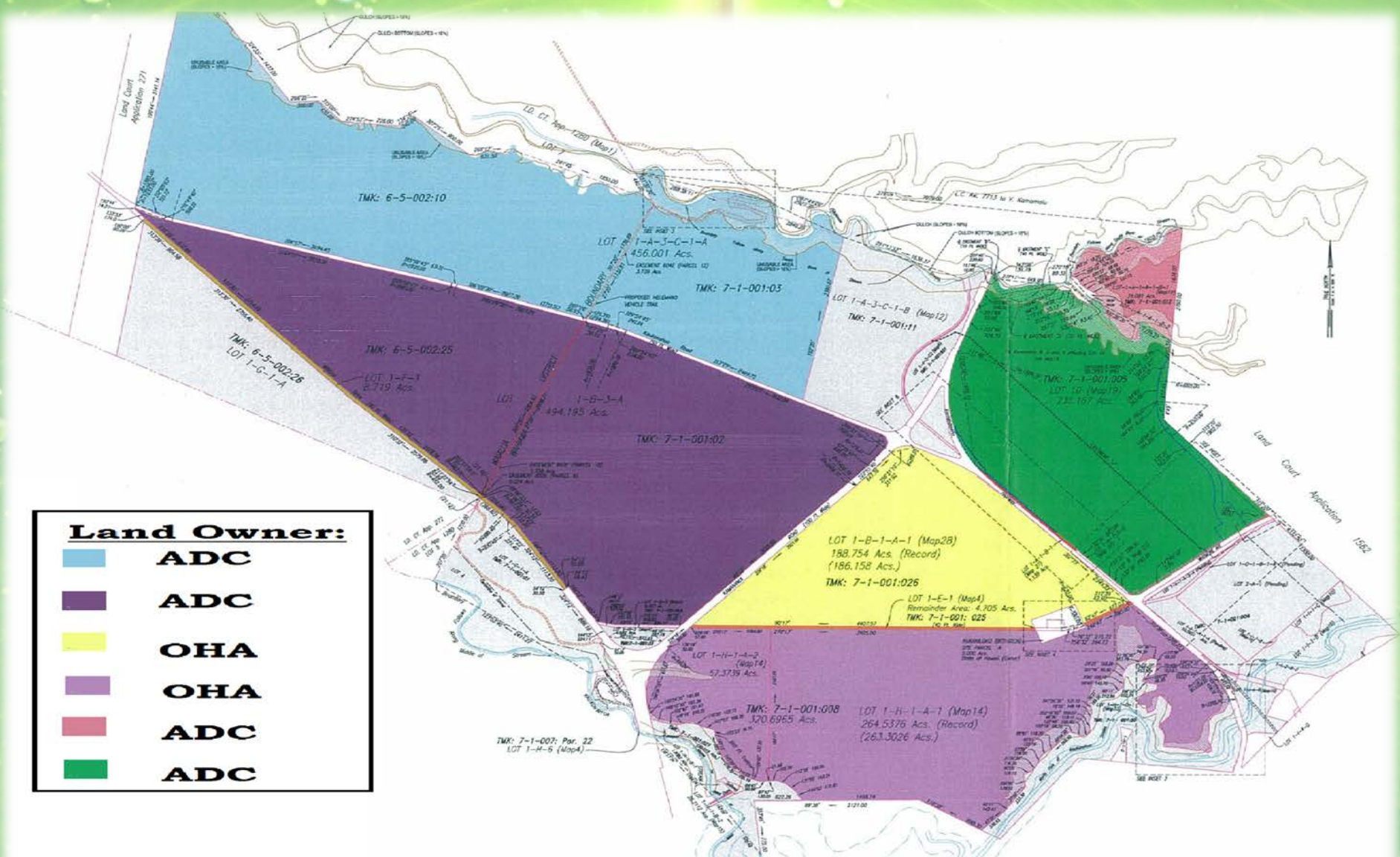
Pacific Ocean



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



# Current Farmland Inventory



# Agribusiness-Technology Park

