

ADC BOARD MEETING  
EXECUTIVE DIRECTOR'S REPORTS AND UPDATES  
OCTOBER 3, 2018

1. KEKAHA

**Hartung Housing Concept**

Hartung Brothers Hawaii LLC is exploring the possibility of building worker housing in Kekaha to address its farm labor needs, and possibly the needs of other operations in the area. It has identified a potential site - the former county recycling center site between the main canal and Kekaha Road. Hartung will likely make a presentation in the near future on the project, but would like to hear any concerns or questions that the board may have that they can incorporate into its presentation.

2. GALBRAITH AGRICULTURAL LANDS

**Galbraith Farm Road**



Crushed gravel being placed on the dirt road on September 20, 2018

The ADC completed its improvement of an interior main road that provides access to the Galbraith small farms lots. As of September 27, 2018, the ADC has placed crushed gravel up to an area where every tenant has a gravel access road. The road will provide safe ingress and egress for every small farmer and ensure mud from the farms during the wet are not tracked onto public streets and highways.

### Galbraith Small Farms

The ADC has been struggling with getting the small farmers to comply with the terms and conditions of their License agreement. During site inspections at the Galbraith Small Farms, ADC noticed trash, abandoned vehicles, an unpermitted structure, and feral chickens. ADC also received numerous complaints from the security guards about the small farmers leaving security gates open and/or unlocked and remaining on the farm after normal business hours for reasons unknown. Numerous letters were sent the farmer, but little action has been taken by the farmer to comply with the License. The last letter was sent on September 27, 2018 requesting corrective actions. The ADC is giving the farmers one week to take corrective actions. If the corrective actions are not taken by October 8, 2018, the ADC may make a request to rescind the Land License. Furthermore, the ADC has made three separate attempts to contact some of the farmers who received ADC Board approval to farm the GAL and have not heard back from them. There are no set conditions that put a timeframe on how long t. Below are some photos of the small farmers License area:



Abandoned vehicles on the small farmer's License area

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One of several rubbish piles that litter the License area



Unpermitted structure on the License area

3. WHITMORE

**Tree Clearing**



TMK 7-1-02-34

The ADC has initiated its plans to remove hazardous albizia trees from its property starting Whitmore. This is a critical first step to prepare the vacant lands for agricultural production. Tax Map Key 7-1-02-34 was acquired in December 2016. The land consists of 194 acres (134 usable acres) and is located along Whitmore Avenue. The area mauka of Whitmore Village has been identified as an ideal location for orchard crops due to its higher elevation and insufficient water. The ADC is currently removing hazardous trees from approximately 60 acres of the 134 usable acres on Tax Map Key 7-1-02-34. The property has access to a  $\frac{3}{4}$ " inch Board of Water Supply water meter. It should also be noted that this specific area has been plagued with illegal activities, such as dumping, chicken fights, drug use and distribution, and prostitution. Below are photos of the ongoing tree removal work:

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Before - Albizia trees on TMK 7-1-02-34 - September 20, 2018



After - 20 acres of Albizia trees were cut down on September 26, 2018



Before – Albizia overhanging powerlines along Whitmore Ave.



After – Albizia trees cut down September 28, 2018

### No Parking Signs



TMK 7-1-02-04 – Uwalu Circle, Whitmore, Oahu

The Agribusiness Development Corporation (ADC) own and manages Tax Map Key 7-1-002:004 which surrounds the south side of Whitmore Village (see attached map). The subject area along Uwalu Circle has been plagued with criminal trespassing for decades due to its proximity to the residences, and the gullies and natural forested areas in accessible by vehicles which abuts the street. Since the ADC acquired the property in 2015, it has been inundated with calls and complaints from the community about illegal structures, drug use, loud noise, fires, fights, loose dogs, gambling, prostitution, and illegal dumping. In response to the community's and the Honolulu Police Department's (HPD) concerns, the ADC has been actively clearing land and installing signage and barriers to restrict access to the area where the illegal activities are occurring.

Despite making significant strides to curb illegal activities in the area, the ADC continues to receive calls and complaints from the community. To help ADC and HPD reduce the high volume of unwanted traffic and criminal activity in the area, the ADC made a request to the City & County of Honolulu on March 27, 2018 to the install of "No Parking Tow Away Zones" signs along the street. There is a Neighborhood Board meeting on October 15, 2018 where ADC will present a petition signed by several Whitmore residents in favor of installing "no Parking" signs on Uwalu Circle. Below are photos of the types of trash and structures that the ADC is constantly removing in the subject area:



Flooring material dumped on ADC property along Uwalu Circle



Household trash dumped on ADC property along Uwalu Circle

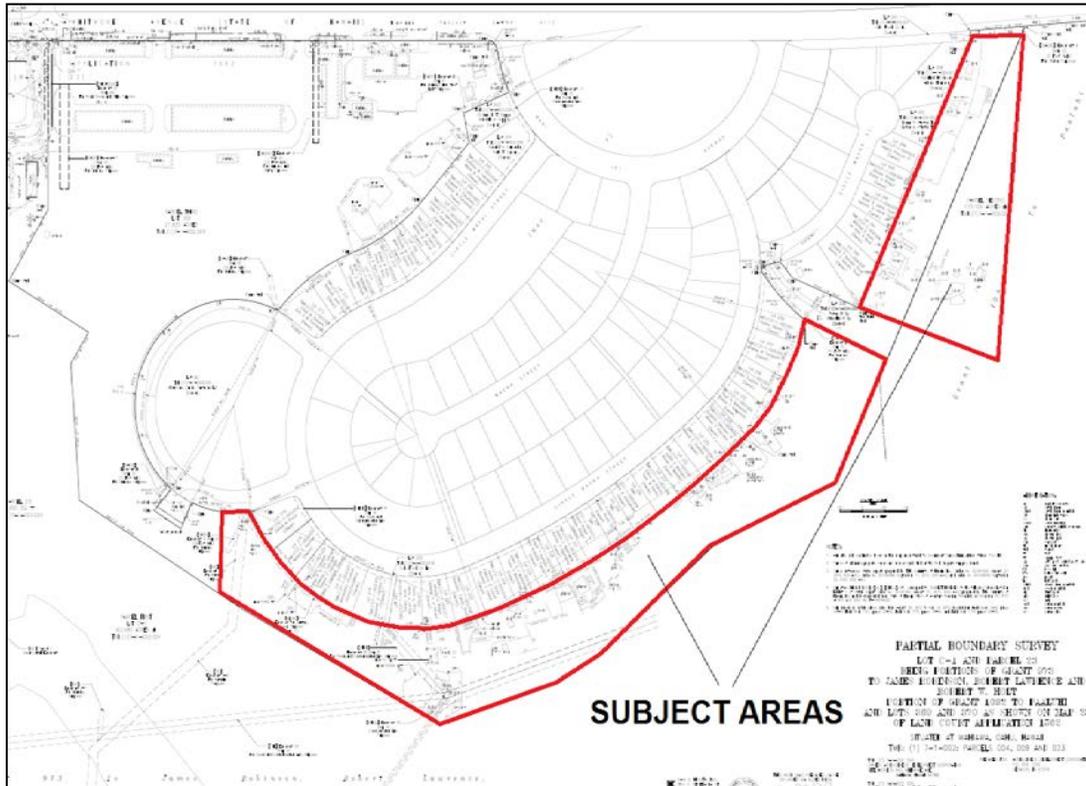


Illegal structure built on ADC property in natural forested area along Uwalu Circle



Illegal structure built on ADC property in natural forested area along Uwalu Circle

## Encroachments



Boundary survey map

The ADC continues to receive complaints from ADC's tenants and the Whitmore residents regarding loud noise, dumping, gambling, illegal structures, homelessness, and drug use on State lands. Per the guidance of the Governor's Office, the State's Homelessness Advisor, Honolulu Police Department, and the Attorney General's Office, the ADC is following Chapter 708-814, HRS and has been actively installing gates, barriers, and signage to secure its property surrounding Whitmore Village. The law was amended on July 11, 2017 to make trespassing on agricultural lands, unimproved lands, or unused lands, criminal trespassing in the second degree.

While installing "No Trespassing" signs along its property line in Whitmore, ADC encountered numerous encroachments on its property preventing access to the property line located behind the residencies along Circle Mauka Street and Circle Mauka Place. On August 13, 2018, the ADC issued notification to the residents to inform them that anyone who wants to claim the unpermitted structures, gardens, personal property, and livestock on ADC property located behind their homes has 30 days to do so. The residents were enraged and demanded that ADC cease and desist any action until "proper community input and negotiations has been made. In light of the community's response to ADC's letter, the ADC sent a subsequent letter on September 12, 2018 to postpone the deadline and inform the residents that we are seeking a facilitator to help both parties come to a resolution. The ADC is planning to hold a community meeting this month to initiate the facilitation process.

It should be noted that there were claims made by some of the Whitmore residents that the ADC and its tenants have no rights to the land, which consist of a drainage easement and natural forested areas because Dole gave them permission to use the property 20 years ago. Some of

the residents have even claimed that the land behind their homes belongs to them. Dole denies giving the resident's permission to use the land that ADC purchased in 2015. Below are photos of some of the encroachments ADC encountered:

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Goat pen within drainage easement on State property



Swimming pool and unpermitted structures on State property



Garden in drainage easement on State property



Fighting chicken farm in natural forested area on State property



Garden in drainage easement on State property



Fence indicates where resident's property ends