



# Whitmore Village Agricultural Redevelopment Plan

# MISSION

**To acquire and manage in partnerships with farmers, ranchers and aquaculture groups, selected high-value lands, water systems and infrastructure for commercial agricultural use, and to direct research into areas that will lead to the development of new crops, markets and lower production costs.**



# ADC: Exemptions and Powers

- Be converted to a private non-profit organization**
- Not subject to Public Utilities Commission regulations**
- Issue bonds**
- Form subsidiaries**
- Acquire real and personal properties**

# DOA: Leasing Process

- The qualification process to find an eligible farmer takes up to a year or more
- If the land needs to be subdivided, that process can add an additional year
- DOA would need to install infrastructure
- DOA would need to receive authorization to release funds

- ADC determines conditions on license that requires the approval from the board
- A long term license can be issued
- Upon completion of an EA and or EIS the negotiation process would take 6 months to a year to complete
- Land manger is sub contracted out

*\*Notable cases: ADC joint venture with Kekaha Agricultural Association allows the association to manage the land which reduces the cost for ADC*

*\*\*ADC periodically assesses the association*

# Today's Farmer's: Current Challenges

- Obtaining a long term lease
- Transporting and shipping cost
- Food safety certification and investment
- Access to land to achieve scale and diversify operations
- High cost of equipment and supplies
- Planning and budgeting
- Liability and insurance cost
- Workforce housing
- Agricultural theft and vandalism

## Whitmore Village Agricultural Development Plan

- **The Whitmore Village Agricultural Development Plan is an effort to help revitalize the economy and agricultural production in Central Oahu, once a region that led the industry with pineapple and other crops. The main objectives are to:**
  - **Demonstrate that farming is an attractive profession, agriculture is revenue generating, and a career in agriculture will allow a new generation of farmers the ability to live and work in Hawaii**
  - **Create synergy and scale resulting in reduced costs of farming and ensuring supporting systems and activities become efficient**
  - **Develop a comprehensive, economically sustainable plan for agriculture that includes farms, packing and processing facilities, distribution systems, infrastructure and water, agri-tourism opportunities, public-private partnerships and long-term investments**

# WAHIAWA FARMLANDS

## Wahiawa Farmlands (Former Galbraith Trust Lands)

### BACKGROUND

In September of 1992, the Hawaiian Trust Company, Ltd., a subsidiary of Bank of Hawai'i, submitted an application to rezone 900 out of 2,200 acres of the Galbraith Trust lands from agricultural to urban. The so-called Wahiawa Lands development plan included 3,100 residential units of single- and multi-family types. Business centers, commercial/light industrial complexes and an 18-hole golf course were also part of the plan.

The Wahiawa Community and Business Association (WCBA), along with other community organizations participated as advisory committee members for the Wahiawa Lands project. In March of 1993, the WCBA board of directors voted unanimously to oppose the Wahiawa Lands development project. WCBA members formed the Preserve Wahiawa Committee, which was later approved by the board of directors. Its purpose was to join with other community organizations and individuals in opposition of the development project.

### HIGHEST AND BEST USE

The Hawaiian Trust Company had a fiduciary duty to the beneficiaries of the Galbraith Trust, which required the "Highest and Best Use" of those lands to maximize the financial returns. That meant up-zoning prime agricultural land, which is contrary to our State Constitution. Article XI, Section 3, state that "The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agricultural suitable lands."

### BY THE PEOPLE

In early 1993, community members mobilize. Our heritage is rooted in these lands and it has an intrinsic value that you can't put a price tag on.

Wahiawa Neighborhood Board members, Hawaiian Civic Club of Wahiawa, Friends of Kukaniloko, Del Monte Fresh Produce employees, Preserve Wahiawa Committee, as well as other groups and many individuals all showed up at the public hearings. Those hearings started with just a handful of people, but grew to standing room only with crowds pouring outside.

At the heart of these lands is sacred Kukaniloko, ancient birthing stone site of Ali'i. This site is under the care of the Hawaiian Civic Club of Wahiawa and the Friends of Kukaniloko. The

The State's Agribusiness Development Corporation (ADC) will own/manage 1,207 acres and OHA 516 acres. ADC and OHA are developing a memorandum of agreement to manage the land in concert, reduce cost, and increase efficiency.

State Constitution, Article XI, Section 3, states that "The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agricultural suitable lands."

This land exchange was never realized...

### OUTCOME

Fast forward to 2012. It's been a few years in the making but Lea Hong, Hawaiian Islands Program Director of the Trust of Public Land, has recently signed a purchase agreement with Bank of Hawaii for the remaining Galbraith Trust Lands. Lea is a former Wahiawa resident and a graduate of Leilehua High School.

### Galbraith funding sources

State of Hawaii	\$13 million (GO bond funded)
Honolulu Clean Water & Natural Lands Fund	\$4 million (approved by Council)
U.S. Army Garrison Hawaii ACUB	\$4 million (secured)
Office of Hawaiian Affairs (OHA)	\$3 million (secured)
Private	\$1 million (pending)
<b>Total:</b>	<b>\$25 million</b>

The State's Agribusiness Development Corporation (ADC) will own/manage 1,207 acres and OHA 516 acres (parcel surrounding Kukaniloko). ADC and OHA are developing a memorandum of agreement to manage the land in concert, reduce cost, and increase efficiency.

### RECOGNITION

The Wahiawa Community and Business Association would like to commend Lea Hong for her perseverance and skill in executing the purchase agreement. This was a tremendous undertaking on behalf of the Wahiawa community, and the State as a whole. We applaud her for this great accomplishment.

We would also like to acknowledge former State Representative and Senate President, Robert Bunda for stewarding H.B. 2689 through the 1994 legislature. And for coordinating all the entities involved with the land exchange including the State Administration, Hawaiian Trust Company and the West O'ahu College.

Representative Marcus Oshiro, House Finance Chair, deserves a lot of the credit. He facilitated the lion's share of the funding, which we believe provided the impetus for other funding sources to commit.

We also commend former Honolulu City Council Chair and now Senator Donovan Dela Cruz, as well as current City Council Chair Ernie Martin in helping to secure the Honolulu Clean Water & Natural Lands Fund.

# ACTION ITEM #1: Galbraith Estate

- 50-100 acre parcels  
(12-25 different farms)

- Food security requires good agricultural land, the additional Kunia land would expand ADC's land inventory to put more crops in production

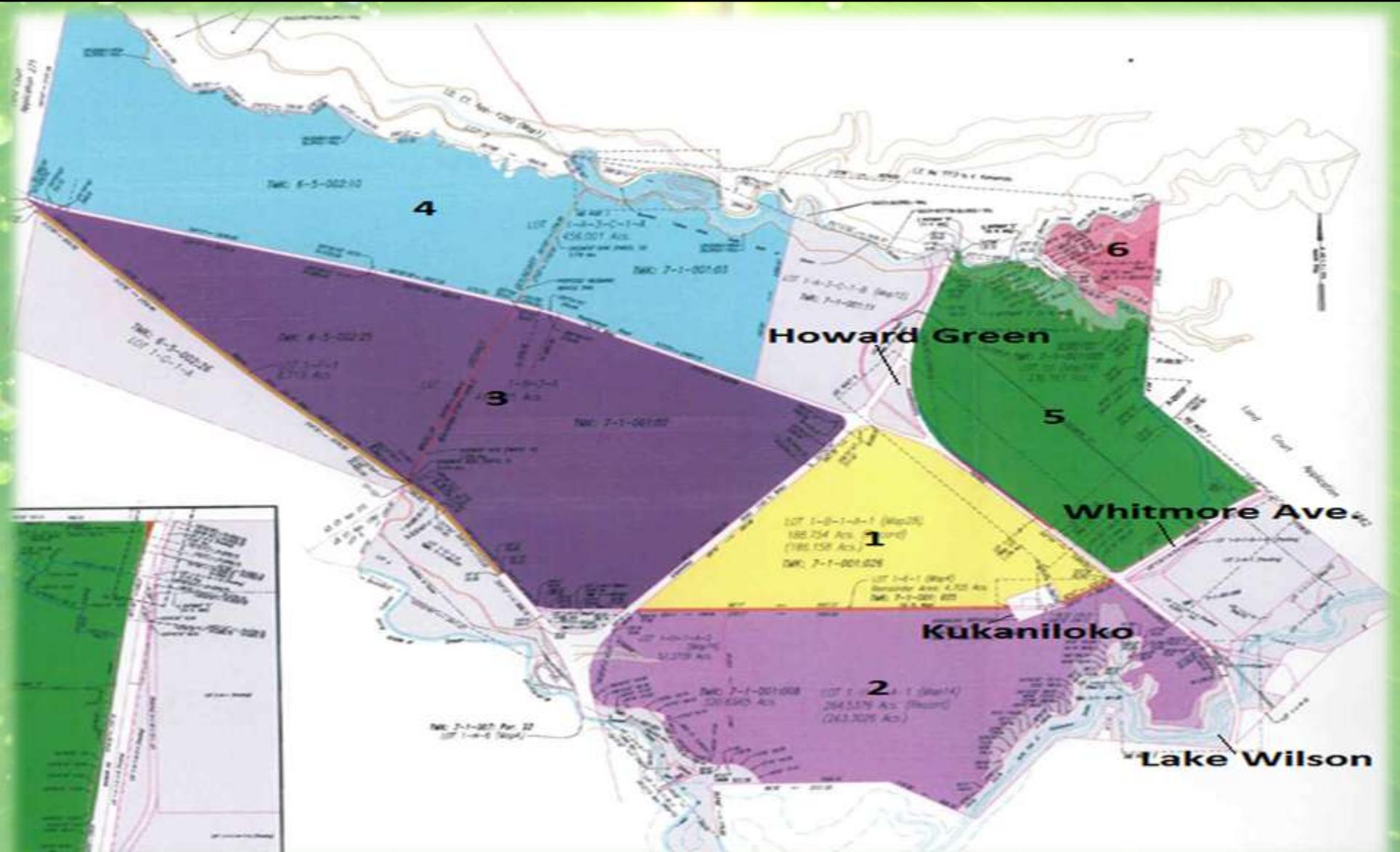
- Access to one well on the entire property

- No existing buildings on the property for packing and processing



ADC will take title to 1,207 acres of the 1,723. OHA will take approximately 516 acres.

# AGRICULTURAL LAND: Galbraith Estate - 1,723 acres



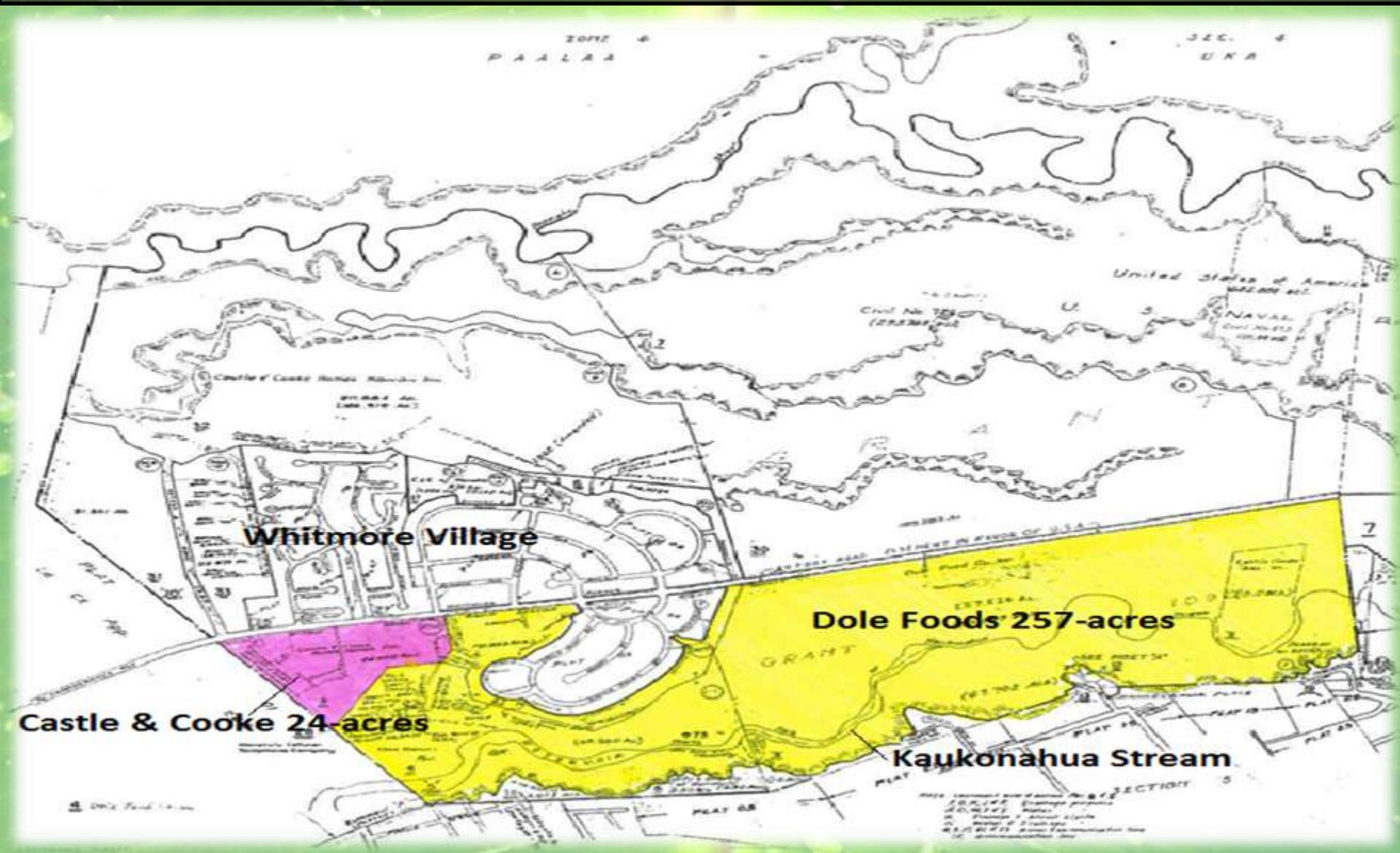
# ACTION ITEM #2: Castle & Cooke – 24 acres

**ADC plans to enter into a public-private partnership with a suitable company who will operate and maintain the state facilities.**



**\$3.6 million to acquire the 24 acre parcel from Castle & Cooke.**

# Whitmore Village Parcels: Dole Foods and Castle & Cooke



# CO-OP FACILITIES: Packaging and Processing

## Whitmore Village

- Acquisition of TMK 7-1-02-04 and TMK 7-1-02-09
- Retrofits existing Dole buildings on TMK 7-1-02-09 to house a **Packaging and Processing Facilities** to accommodate the farmers on the Galbraith land as oppose to each farmer constructing their own facilities
- Proximity to ADC's Galbraith lands and central location near H-2 freeway reduces the transportation cost



# UC Davis: Food Processing Complex

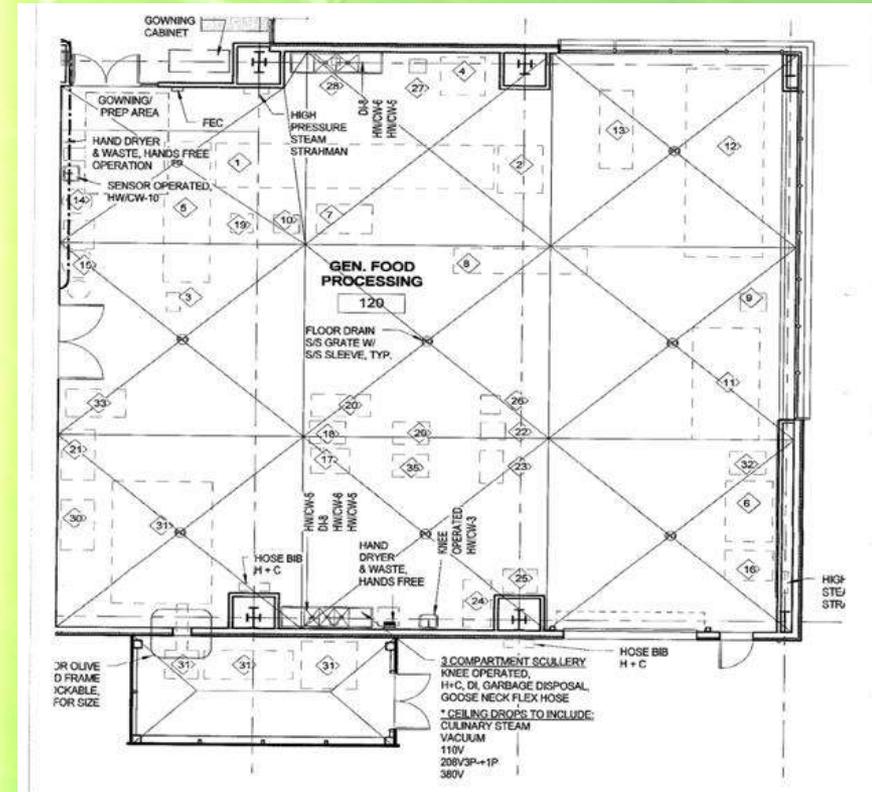
- 34,000 Sq. Ft

- On-Site Solar Power

- Rainwater Capture System used for landscaping and toilets

- Over two dozen pieces of equipment

- First to earn LEED Platinum certification (the highest environmental rating of the U.S. Green Building Council)



Source: <http://www.foodsci.ucdavis.edu/hot/test-folder/the-food-processing-pilot-plant>

# UC Davis: Food Processing Complex



# OHIO: Food Processing Jobs Data

## By the Numbers:

- Increased demand for processed ag products = increased workforce demand
- Attracted outside investors (local and foreign)
- Ag and food processing industry contributes to \$93 billion to Ohio's economy
- 1,918 Ohio State University Extension jobs
- 1,150 direct jobs
- 768 related jobs
- Generated annual workforce total income estimated at \$64 million

# ACTION ITEM #3: DOLE – 257 acres

- 257 acre parcel owned by Dole Foods Company
- Dole Food Company is currently liquidating 16,000 acres of ag land on Oahu many of which have been sold
- Fearing the eminent development of these lands, a CIP request for \$5.6 million was made to acquire the 257 acre parcel
- The land once served as a distribution center for Dole
- Currently there are 2 farmers on the land, an office, a bank, and the dilapidated remains of the Dole truck garages



**2012 Estimates:**  
\$870/LF for NEW roadway  
infrastructure  
1.5 miles approx. \$6.9M

*\*Estimates based on City & County standards*

# ACTION ITEM #4: Irrigation

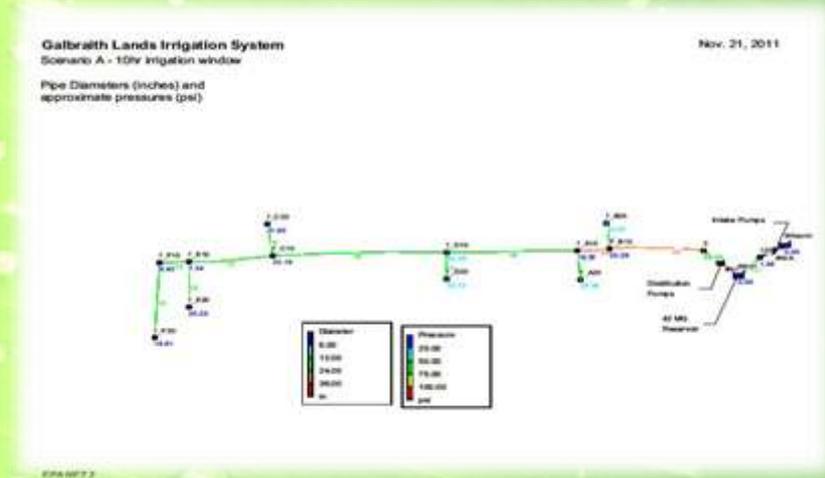
photo:kaleo



**The Kaukonahua Stream flows through the entire 257 acre parcel that Dole Foods Co. currently owns in Whitmore Village. Anticipating funds were going to be allocated to purchase the land, Senator Dela Cruz put in another CIP request for a water pumping system to irrigate the Galbraith Land via the Dole Foods Co. parcel.**

# Pumping Station: Irrigation

- Pump would take water from the northern fork of the Kaukonahua Stream located within the 257-acre parcel
- Water would be distributed farmers
- Provides alternative which source could increase production and maximize the full potential of the property
- Legislature has allocated \$750,000 for the planning and design of the water pump



# WAHIAWA RESERVOIR: Lake Wilson

## Wahiawa Reservoir/Lake Wilson Champion: Dan Nakasone, O'ahu RC&D

**Location:** Wahiawa, Oahu

**Background:** Lake Wilson is the largest freshwater sport fishery in the State. Designated as the Wahiawa Public Fishing Area, DLNR has managed Lake Wilson since 1957 through a cooperative agreement with Castle & Cooke, Inc. The Wahiawa Reservoir was constructed in 1905 - 06 by damming the convergence of the north and south forks of the Kaukonahua Stream for sugarcane irrigation purposes. It is the largest freshwater impoundment in the State with a capacity of over 3 billion gallons, a shoreline roughly 20 miles in length, and a surface area of about 350 acres at maximum pool. Largemouth bass were stocked in the lake in the early 1900s. Channel catfish were introduced in the late 1940s and peacock bass in the mid-1960s. The grounds have restrooms, parking, 0.3 mile jogging /biking path, and a caretaker's residence. Of the 65.9 acres in the Recreational area, only 5 acres are developed for public use. The city's Wahiawa Wastewater Treatment plant discharges approximately 2 million gallons of treated effluent into the reservoir each day. This discharge is nutrient rich and vegetation blooms can lead to fish kills. Currently the fishery at Lake Wilson is dying a slow death. The Lake could provide a higher quality recreational destination for both locals and visitors.



### Goals:

- I. Improve Game Fish Habitat
  - A. Better manage water heights to control undesirable fish species, and allow for middle school and DLNR stocking efforts to succeed.
  - B. Improve water quality
    1. Control excess nutrients
    2. Limit likelihood of spills from treatment plant
    3. Better control storm water runoff
    4. Allow community efforts to minimize illegal dumping
- II. Improve Agricultural Water Supplies
  - A. Divert treated waste water from being discharged into Lake Wilson.
  - B. This diversion will allow for the reservoir's water to be applied on higher value crops.
- III. Utilize Treated Waste Water on Grass and Tree crops

- A. Recycling of treated waste water can be provided to farmers by the city and county.
- B. It can also be a more reliable source of water during drought periods.

#### IV. Improve Recreational Use of the Lake

- A. Improving game fish habitat and fishing recreation areas.
- B. Lake and recreation areas
  1. Park facilities and trails can be improved.
  2. Links to other community amenities can be designed.

#### V. Reduce Downstream Flood Damages

- A. Eliminate treated waste water discharge into the lake allowing for better management of lake levels to reduce downstream flooding threats. DOH currently restricts releasing lake water due to water quality concerns.
- B. This is one critical component of an overall flood control watershed plan.



**Benefits:** The lake can provide cheap irrigation water for farms if the effluent could by-pass the lake. Dole (Castle and Cooke, Inc.) has suggested that treated water go directly through Dole's irrigation system to the Pomoaho reservoir and dispersed onto 500 acres of agricultural land for dairy cattle forage production.

If the lake was free of human effluent, it could:

- 1) Provide effluent free irrigation ditch water vs. pumped water (.30 cents per 1,000 gal vs. .40 cents per 1,000 gal).
- 2) Reduce the flood liability by increasing free board before and during the wet season.
- 3) Water levels could also be better managed for the ecology of the fishery.
- 4) Enhance the recreational opportunities of the lake.

**Cost:** Cost estimates for various goals and alternatives have not been made. DLNR has estimated the cost of this project to be \$282,000. Many aspects of this project could be completed with minimal cost except for staff time.

**Currently:** State of Hawaii spent hundreds of thousands of dollars to control a weed, *Salvinia molesta* that covered the 300-acre surface of the Central O'ahu reservoir, in some places a foot thick. It took three giant excavators working daily to clear it. The picture to the left is a 31-ton amphibious Caterpillar backhoe attempting to clear Lake Wilson. The weeds thrive on nutrient rich water and are sprayed monthly to maintain control.

# ACTION ITEM #5: High-tech District



**The High Technology Development Corporation (HTDC) and the Hawaii Strategic Development Corporation (HSDC) are two state agencies that specialize in financing and developing these types of ventures. The two corporations share similar statutory powers flexibility as ADC. Using the corporation's powers and expertise, the State could recruit companies that can provide our farmers with the most advance tools in the world.**

*\*Status: Mapped out a plan to create a tech park using the HTDC and HSDC. Discussed plans with members of the corporations to determine the feasibility of building the park.*

# High-tech Districts: Ag-tech Companies



*Oregon Agri-Tech*

**The land in Whitmore Village would also become an agricultural tech park. This park would house software and manufacturing companies that develop technology and equipment for farmers. Not only will the companies provide support services for the farmers, they will also bring better paying jobs to an economically challenged community.**

# COORDINATION



# DOE: Workforce Readiness

- **Classroom Incubator:** Creating the environment to “incubate” provides the opportunities to remove barriers that typically challenge the agriculture industry. Curriculums can be structured to create a viable industry by providing both classroom and field experience in training, marketing, management, operations and equipment, transportation and logistics, and community relations. Possible collaboration with school FFA programs.
- **Future Farmers of America (FFA):** Mission is dedicated for making a positive difference in the lives of young people by developing their potential for premier leadership, personal growth and career success through agricultural education.



# CTAHR: Poamoho Research Station

- **Description:** Poamoho Research station has a modest cluster of buildings. The inventory of buildings includes an office/laboratory building, general storage building, tractor/chemical storage building, cottage/storage and open storage shed.
- **Current activities:** Research in tropical fruit trees, entomology, termites, cover crops, vegetable breeding, papaya breeding, post-harvest research, taro research. Some of the crops grown include tomato, corn, papaya, macadamia nut, avocado, green bean, mustard cabbage, bulb onion, eggplant, pineapple, sweet potato, etc.
- **Crops in ground:** papaya, banana, macadamia nut, lychee, mango, avocado, pole bean, sweet corn, bulb onion, eggplant, pineapple, sweet potato, cabbage
- **Total acres:** 53
- **Elevation (ft):** 545-705



# 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.



Hawaii has always been known for growing first class produce. The College of Tropical Agriculture and Human Resources has been developing crops for over 100 years and has the expertise to help the State identify the best crops for each microclimate in the State. Many of their research extension stations are already identifying the crops that grow in the region. One crop could produce multiple value-added products. If every rural town had one crop, the State would have an inventory of destinations and value-added product that would bring people to the islands.



## SCR171/SR101(2012) - Acquiring Warehouse on California Avenue

- **Requesting the Agribusiness Development Corporation to acquire land for improvements to its infrastructure necessary to achieve its mission.**
- **Proximity to farmland and major distribution route.**
- **Tamura's warehouse on California Ave in Wahiawa, Oahu.**



# LEGISLATION: SB708 - Ag Easement

- **The Legacy Land Conservation Program provides taxpayer money through the Land Conservation Fund to State agencies, counties, and non-profit land conservation organizations seeking funding to acquire property that has value as a resource to Hawaii**
- **To date 6,530 acres have been acquired using Legacy Land funds –about 125 acres are ag land**



# Progress: Communications



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 to 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 Kania parcels to ADC. It is our understanding that DOA plans to lease those Kania 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. Bessavitz  
President

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

Wahiawa Community & Business Association, Inc.  
P.O. Box 861488, Wahiawa, Hawaii 96796  
Phone: (808) 621-0531

Initiatives under way by the administration...



EXECUTIVE CHAMBERS

August 29, 2012

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 5 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 parcels in 555 acres.

SLH 2003). Executive Order 4409 was  
parcels  
A. DOA  
is meet

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) 7-1-002-090-000  
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 our district and we view the WVADP as having great potential...

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

# Progress: On-going & Pending actions

## On-going Action Steps:

- Galbraith Estate Land Purchase
- Acquiring 24-acre Whitmore parcel
- Trust for Public Land and ADC applied for State and County grant funding to purchase the 257-acres
- Identifying and collaborating with various stakeholders

## Pending Action Steps:

- Acquire Kunia parcel to expand ADC's inventory
- Design and plan water pump irrigation system
- Acquire warehouse on California Ave in Wahiawa
- Create pilot project with HTDC

# WVADP Synergy: Overview

