

The

Whitmore
Project

AGRIBUSINESS DEVELOPMENT CORPORATION
State of Hawaii

History of community support for agriculture

Assist private businesses and individual farmers to ensure the continuation of agriculture as an important source of income and employment.

City & County of Honolulu General Plan, 1977

Support agricultural diversification and preserve sufficient agricultural land in Central Oahu to ensure the continuation of sugar and pineapple as viable industries.

City & County of Honolulu General Plan, 1977

Growth needs to be controlled to prevent an undesirable spreading of development into open-space areas surrounding Wahiawa Town.

Wahiawa Town Master Plan, 1994

Whitmore Project Timeline



2004

Del Monte harvests last crop on the Galbraith Estate.

2007

Galbraith Estate dissolves.

2008

\$25 million is dedicated to purchase the Galbraith Estate.

2012

State purchases over 1,700 from the Galbraith Estate.

2014-2016

First annual harvest of watermelons and red bell peppers by Sugarland Growers. \$31.5M to purchase ag land.

2017-2018

Over \$25M to purchase ag land.

2019

Dream harvest of head cabbage by Kelena Farms.

Before



After



Partnerships

Who do we partner with?



Land Owner and Project Coordinator
Agribusiness Development Corporation

1993 Initial Planned Development for Galbraith Estate

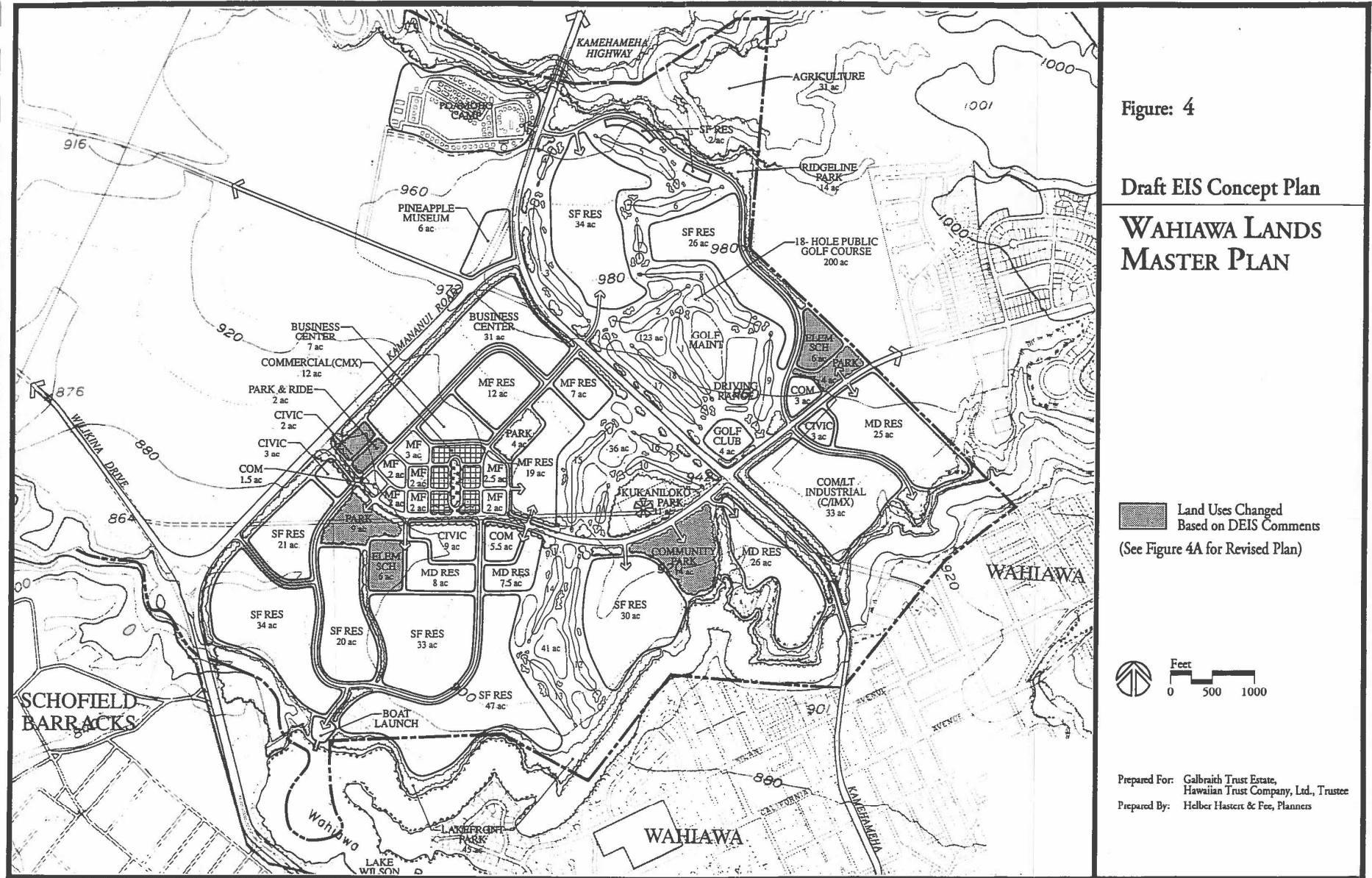
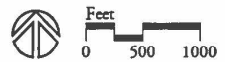


Figure: 4

Draft EIS Concept Plan

WAHIAWA LANDS MASTER PLAN

Land Uses Changed Based on DEIS Comments
(See Figure 4A for Revised Plan)



Prepared For: Galbraith Trust Estate,
Hawaiian Trust Company, Ltd., Trustee
Prepared By: Helber Hastert & Fee, Planners

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 in 1994 the Agribusiness Development Corporation(ADC).

The agency's main goals per HRS 163D 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.

What is ADC's Role and How does the Whitmore Project Work?

1

Long-term lease options

2

Rent credit (enhanced use lease)

3

Decrease transportation and shipping due to centralized location

4

Retrofit existing facilities to comply with the handling, preparation, and storage

5

Converting arable land into active land and achieving scale and diversity of products

6

Providing co-op opportunities to leverage the high cost of equipment and supplies

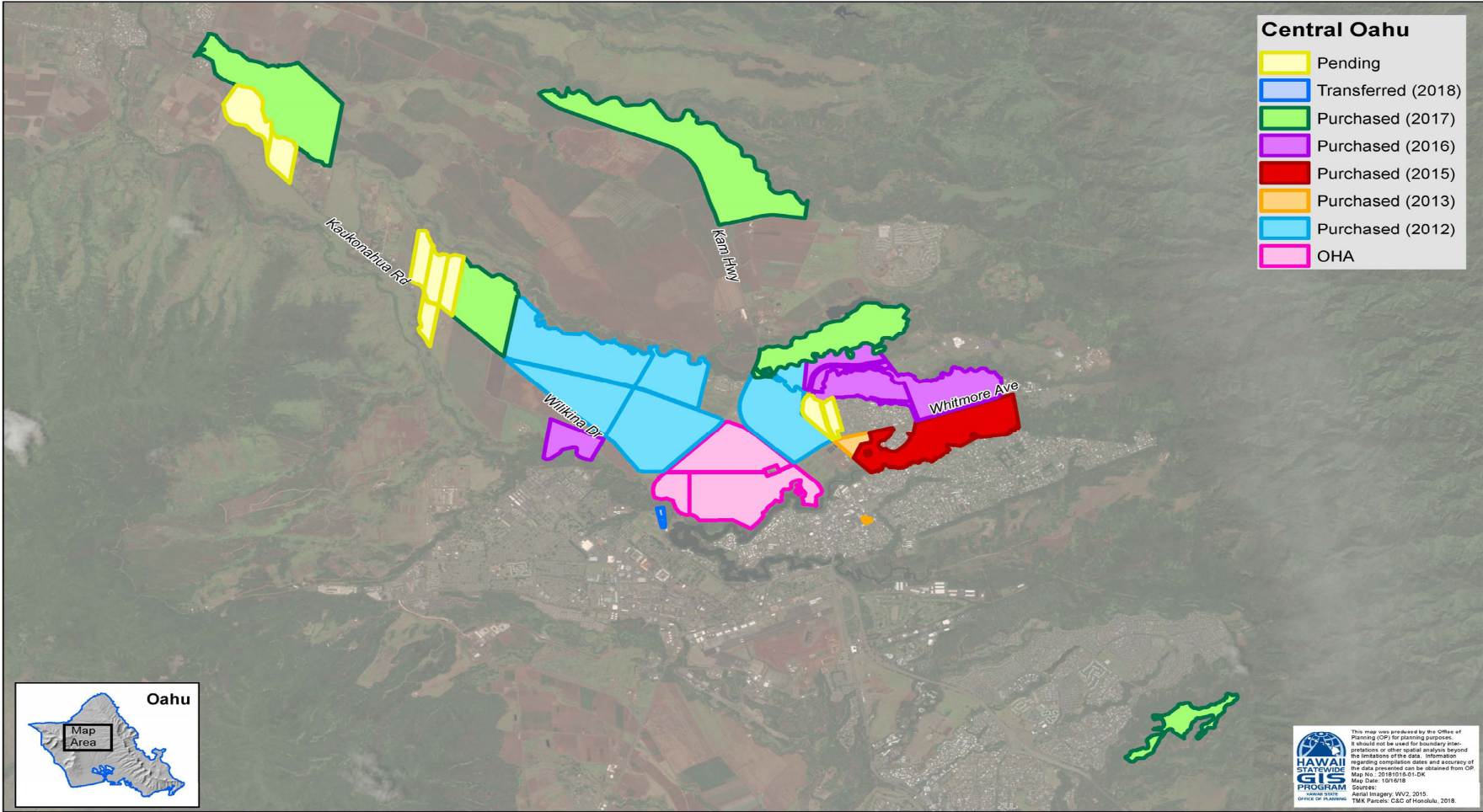
7

Providing workforce housing

8

Engaging in Public-Private Partnerships

ADC Land Inventory

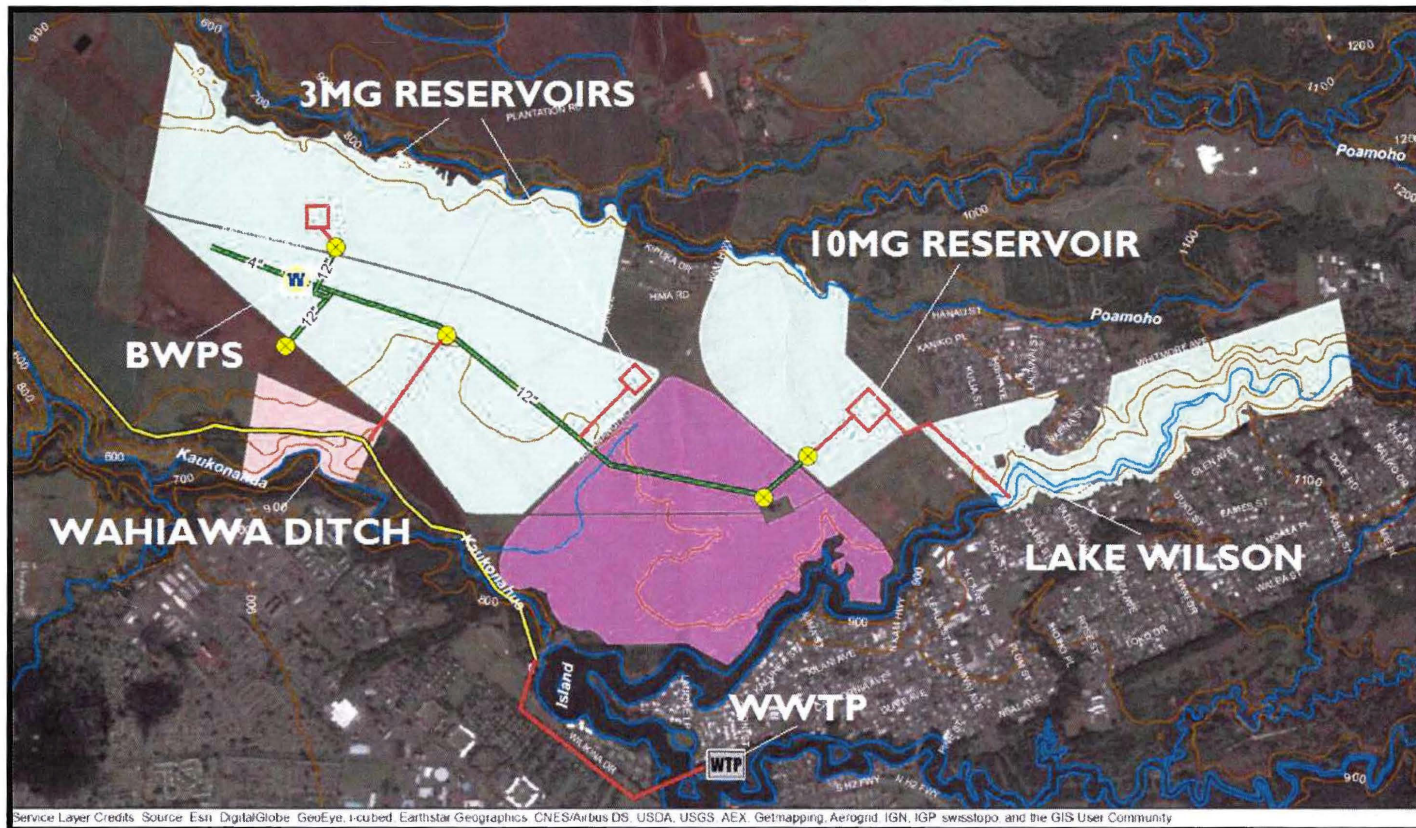


- + **Farmland:** 1,200 acres leased to farmers from the Agribusiness Development Corporation. Soon, the Agribusiness Development Corporation will own nearly 4,000 acres of agricultural land in Central Oahu.
- + **Office of Hawaiian Affairs:** 500 acres of farmland owned by OHA.
- + **Agricultural Hub:** 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 into a value-added product development center.

Proving Water for Agriculture
Galbraith Irrigation System
Wastewater Reclamation System

Agribusiness Development Corporation Galbraith Irrigation System

Galbraith Agricultural Lands Irrigation System



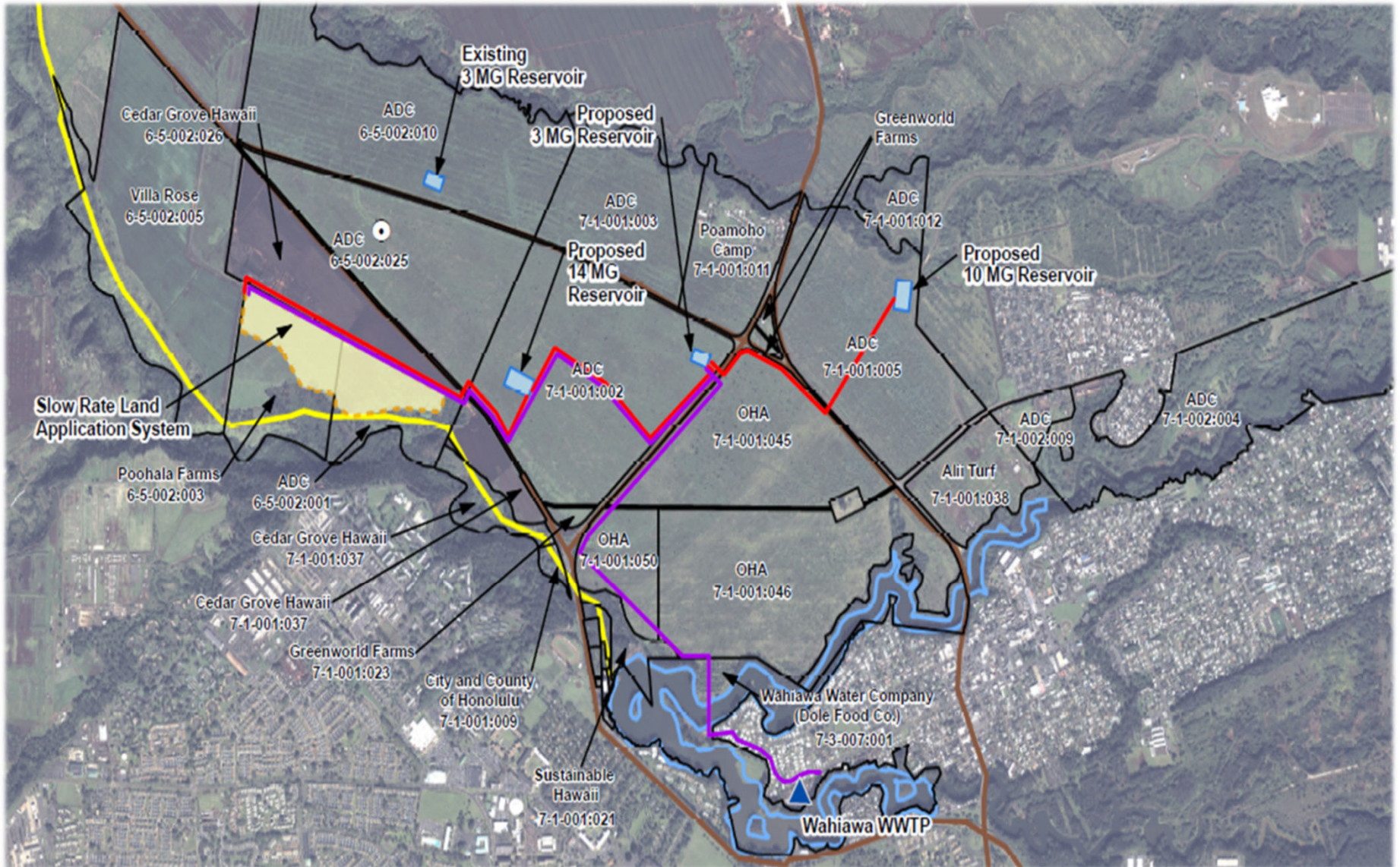
- Future development of the GAL require an estimated 5.1 MGD of irrigation water to support diversified agriculture;
- Future upgrades include construction of (3) reservoirs (2 X 3 MGD and a 10 MGD) and tapping alternative water resources;
- Identified (3) potential alternative water resources near the GAL, the Wahiawa Ditch Irrigation System, Wahiawa Wastewater Treatment Plant, and Lake Wilson;
- Acquired a 257-acre parcel, identified as TMK 7-1-02-04 which has direct access to Lake Wilson's surface water;
- Received \$2.5 million to design a new wastewater reclaimed water irrigation system at WWTP to capture the R-1 quality outfall;
- Negotiating the purchase of a 73.44-acre parcel, identified as TMK 6-5-02-01, which abuts the Wahiawa Ditch Irrigation System;
- Total estimated cost for future upgrades: \$30,000,000 to \$35,000,000.



Dept. of Environmental Services Wastewater Reclamation System

- + Built in 1928
- + Produces R-1 quality water, but requires a backup disposal system
- + Discharges approximately 1.6 million mgd into Lake Wilson
- + Divert R-1 water to farmers on ADC lands in Central Oahu
- + R-1 water can be used for all agricultural irrigation

Dept. of Environmental Services Wastewater Reclamation System



Creating a Agricultural Hub with a Wahiawa Sense of Place

Community Plans

Ag-Tech Applications and Equipment

Pineapple Crate

Pedestrian Bridge

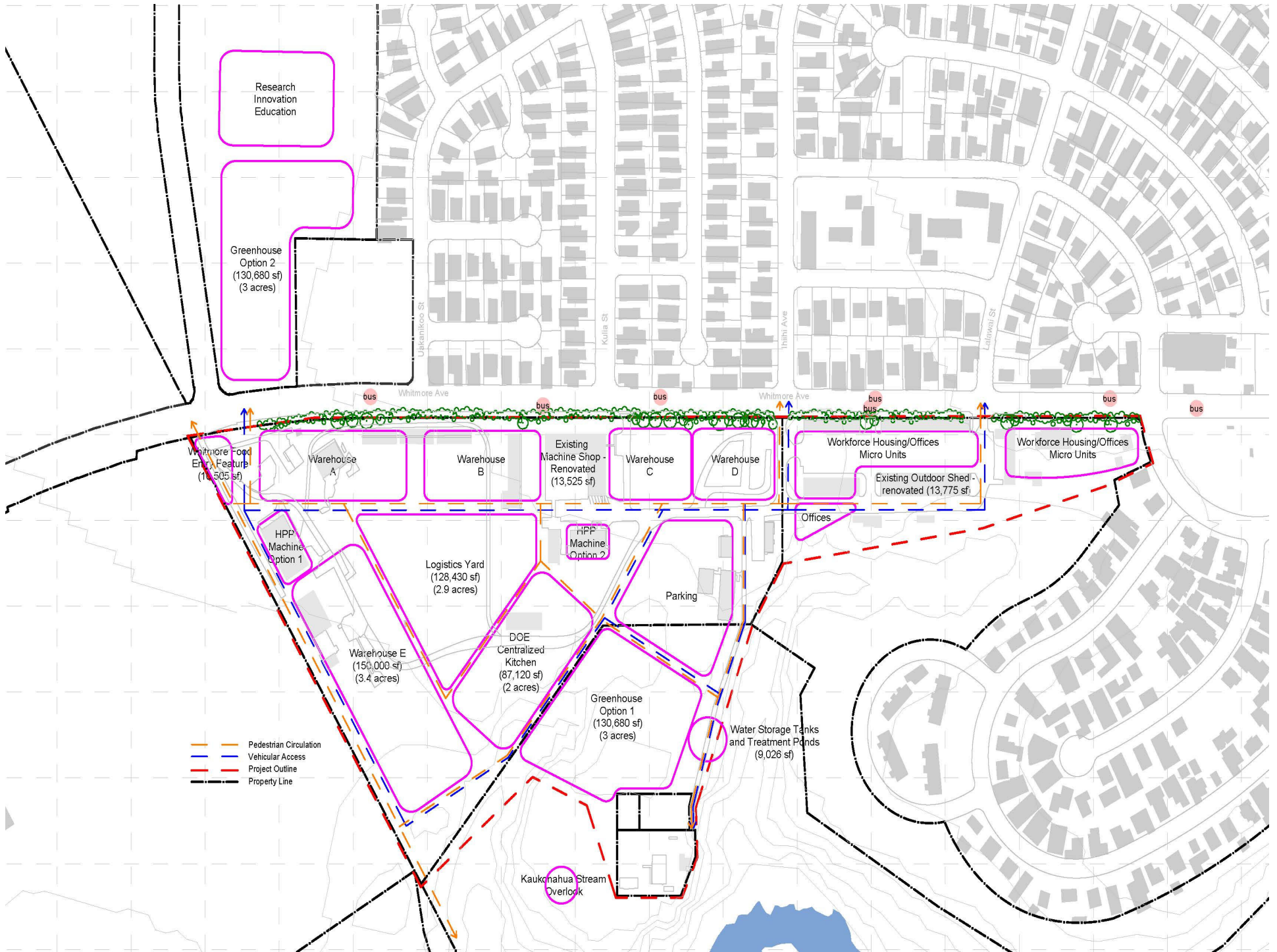


© 2016 Google

Google earth

2000

21°30'30.29" N 158°01'27.09" W elev 989 ft eye alt 3341 ft



Sense of Place

Wahiawa Urban Design Plan

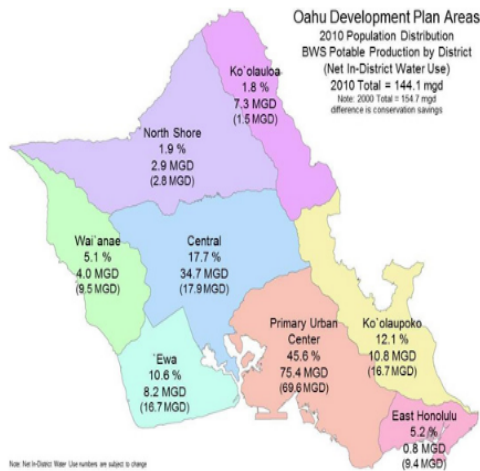
Central Oahu Watershed Management Plan

The Honolulu Board of Water Supply (BWS) has begun the development of the district-wide Central Oahu Watershed Management Plan (COWMP). This will be one of eight district water management plans that will comprise the [Oahu Water Management Plan](#).

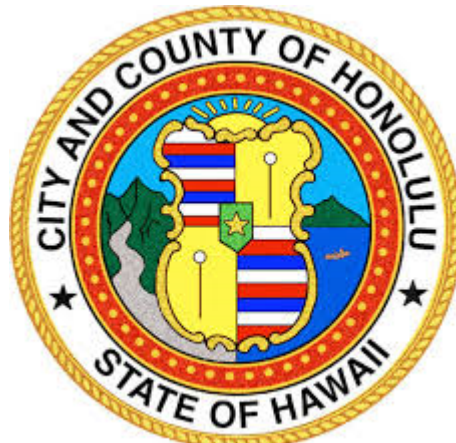
Goal

The overall goal of the COWMP is to formulate an environmentally holistic, community-based, and economically viable watershed management plan that will provide a balance between:

1. the preservation and management of Oahu's watersheds, and
2. sustainable ground water and surface water use and development to serve present users and future generations.



Board of Water Supply



Department of Planning and Permitting

CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN



DEPARTMENT OF PLANNING AND PERMITTING
 CITY AND COUNTY OF HONOLULU
 Jeremy Harris, Mayor

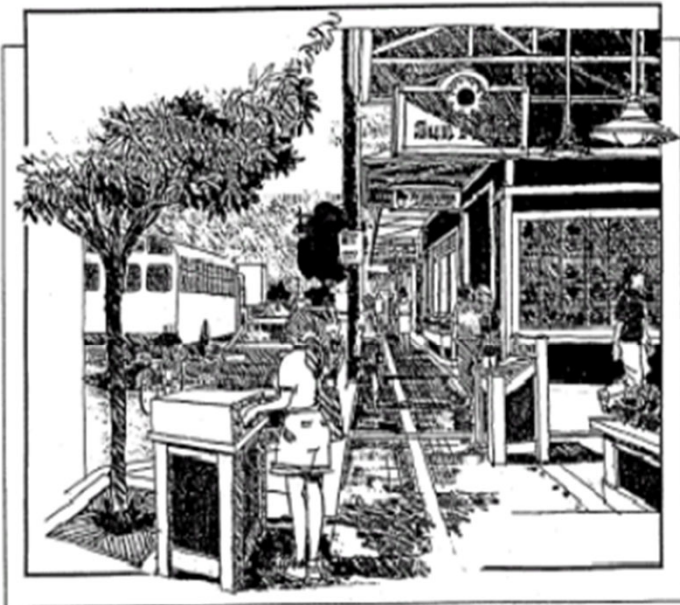


DECEMBER 2002

While every attempt has been made to assure the accuracy of the information presented in these files, they are not the official version of the plan as filed with the Office of the City Clerk, City and County of Honolulu, 530 South King Street, Room 203, Honolulu, Hawaii 96813, phone (808) 768-3840.

Sense of Place
Wahiawa Urban Design Plan

W A H I A W A
U R B A N D E S I G N P L A N



CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT

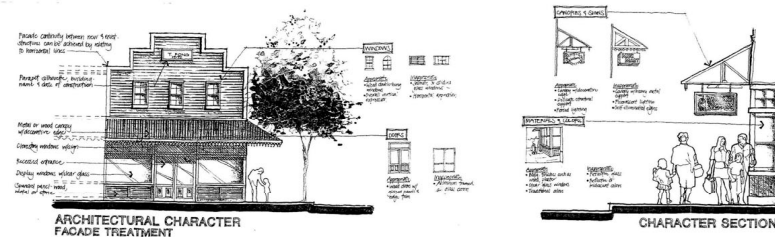
PREPARED BY:
WILSON OKAMOTO & ASSOCIATES, INC.
HONOLULU, HAWAII



JANUARY 1998



CHARACTER ELEVATION



ARCHITECTURAL CHARACTER
FACADE TREATMENT

CHARACTER SECTION

Figure 19

W A H I A W A C O M M E R C I A L D E S I G N G U I D E L I N E S

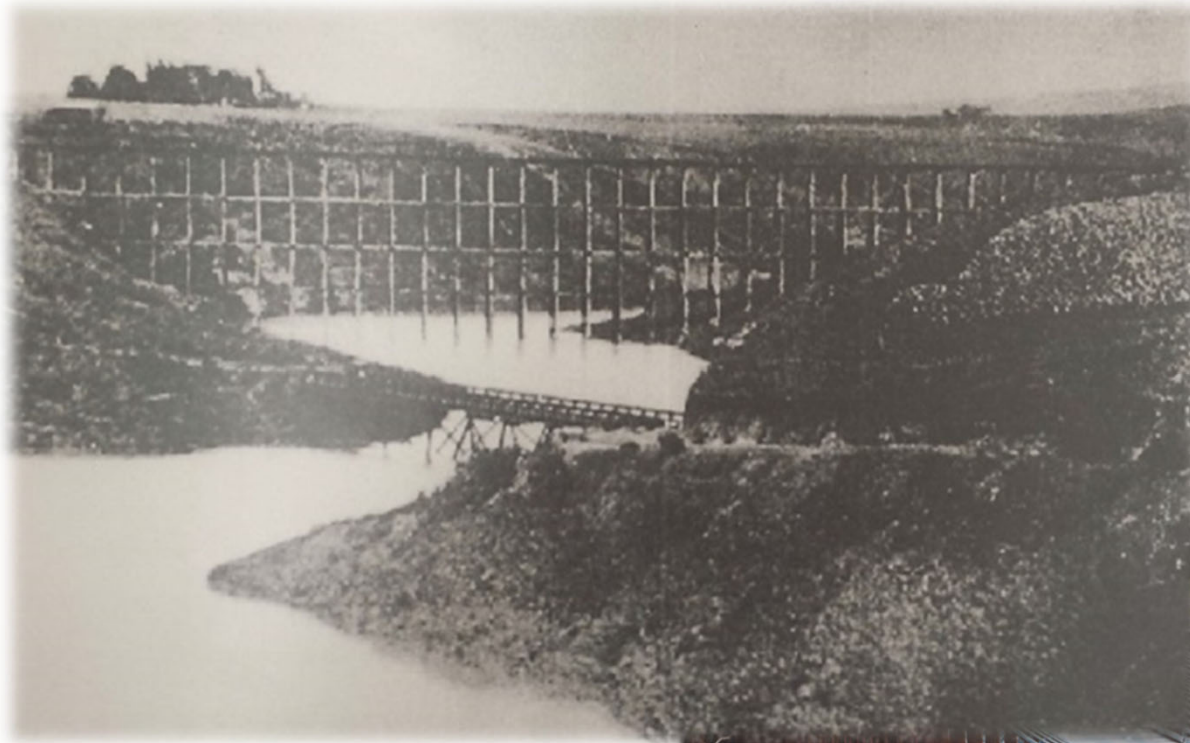




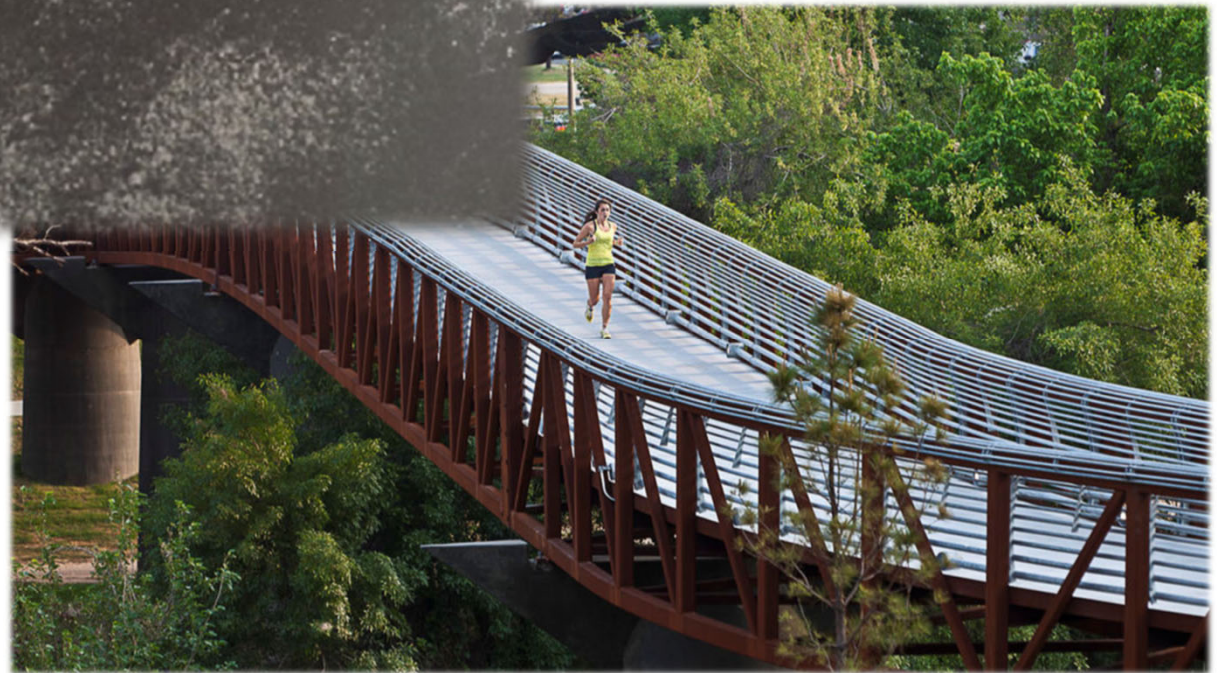
FOOD SAFETY

- + Processing & Packaging
- + Co-op opportunities
 - + Shared facilities reduced operational cost
- + Manufacturing Assistance Program Grant

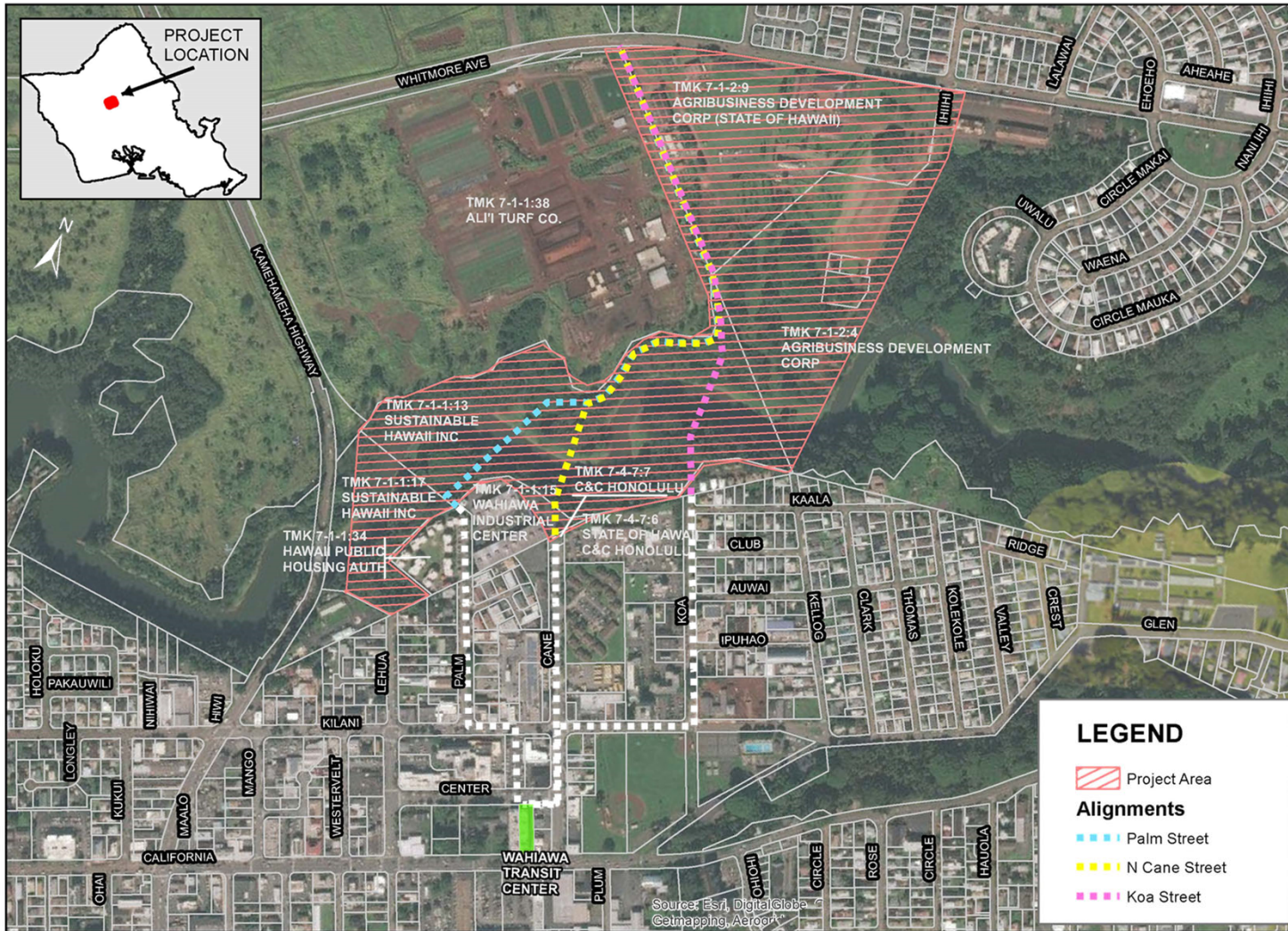
Dept. of Transportation
Wahiawa Pedestrian Bridge



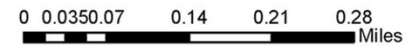
- + Creating a connection between Whitmore Village and Wahiawa
- + Replicate the Wahiawa Train Bridge
- + Pedestrian and bike access only



Dept. of Transportation Wahiawa Pedestrian Bridge



Wahiawa Pedestrian Crossing Project
PROJECT AREA



Supporting Local Businesses

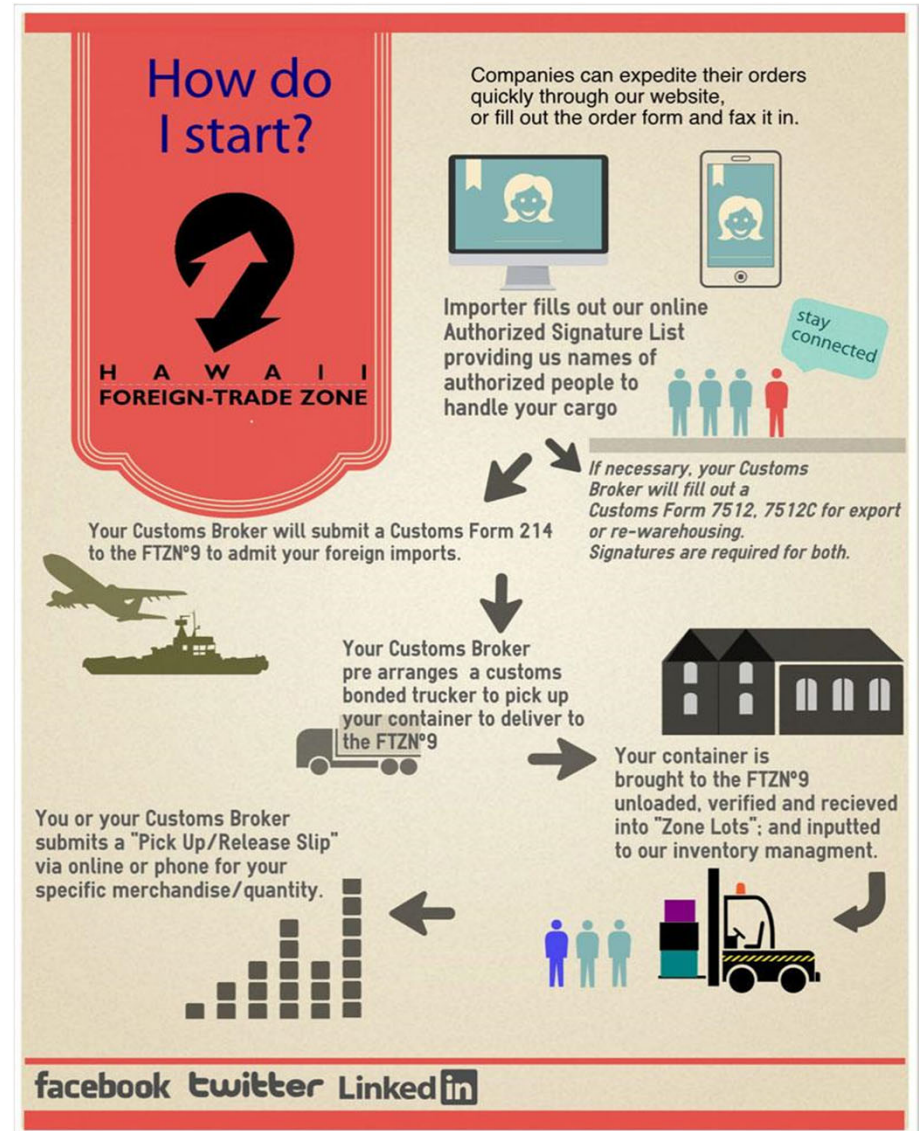
- Foreign Trade Zone
- Enterprise Zone

Dept. of Business, Economic Development, and Tourism
Foreign Trade Zone

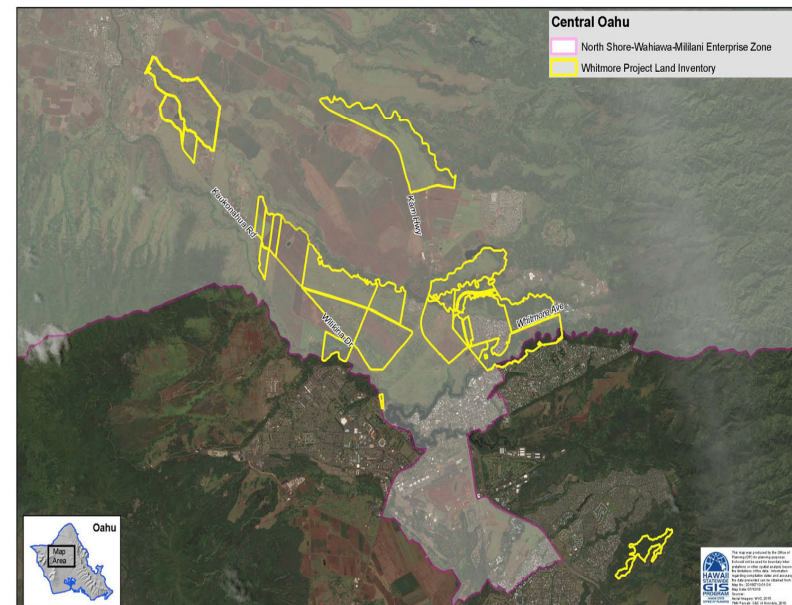
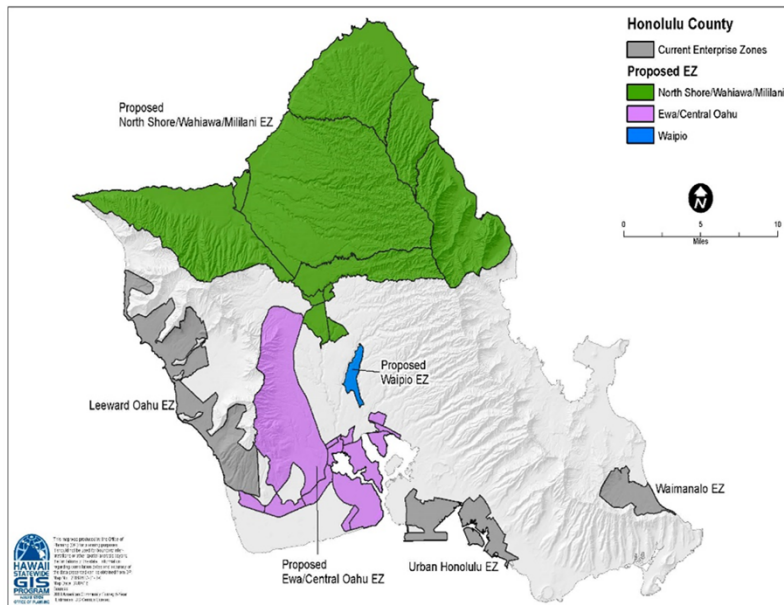


Job Creation:

- + FTZs provide a competitive advantage for U.S.-based manufacturing and distribution operations. As a result, jobs that otherwise might be located overseas are created and retained in the United States.



Dept. of Business, Economic Development, and Tourism Enterprise Zone Program



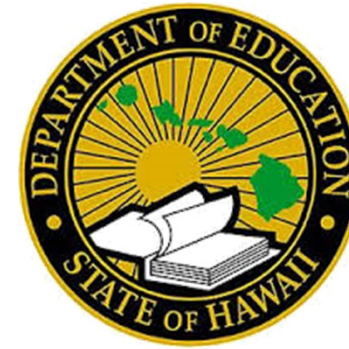
State of Hawaii Benefits:

- + 7-year program; businesses engaged in manufacturing and agricultural businesses may extend incentives for an additional three years
- + 100% exemption from the General Excise Tax
- + 80% non-refundable State income tax credit the first year. Non-refundable credit decreases 10% each year
- + Non-refundable income tax credit equal to 80% of annual Unemployment Insurance premiums the first year. Non-refundable credit decreases 10% each year

Honolulu County Benefits:

- + Two-year exemption from any increase in property taxes resulting from new construction
- + Waiver of building and grading permit fees

Education and Workforce Development
Dept. of Education



Align curriculum to workforce readiness at Leilehua Complex:

- + Industry Training/Licensing
- + Mechanics
- + Food Safety Technicians
- + Engineers
- + Food Innovation

“Through the guidance of Leilehua High School's Agricultural Learning Center, the Leilehua Complex integrates Agriculture and STEM to prepare students and families for Project Whitmore. Looking to cement a K - 16 pipeline, we introduce and excite students and families about agriculture in elementary school, deepen interest in middle school, teach fundamental skills in high school and are currently working to solidify a pathway to college. Establishing partnerships with the Hawaii Agriculture Foundation, Kokua Foundation, Wahiawa Fresh, Blue Zones Project Wahiawa, Hawaii Farm to School Hui, and the Leilehua Alumni and Community Association, we are able to promote agriculture in a real world setting and make learning relevant.”

Grant Toyooka
Leilehua Complex Resource Manager

Creating Local Jobs, Supporting Product Development and Research

Value-Added Products

Troubleshooting

Patents

University of Hawaii Community Colleges Value-Added Product Development Center



UNIVERSITY of HAWAII®
COMMUNITY COLLEGES

Curriculum to teach

- + Assist with product development
- + Offer one-on-one consulting to farmers and food companies
- + Assist with identifying, testing, and selecting appropriate packaging
- + Offer shelf life testing
- + Provide classes and training



LEEWARD COMMUNITY COLLEGE VALUE ADDED PRODUCT DEVELOPMENT CENTER
WAHIAWA, OAHU

SEPTEMBER
2019

Support from Local Farmers
Sugarland Farms
Ho Farms

Sugarland Farms
Larry Jefts



Ho Farms
Neil and Shin Ho



hofarmshawaii
Wahiawa, Hawaii



HO FARMS
h a w a i i



Progress

Completed, Pending, and Continuing Tasks



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. Benavitz
President

Daniel S. Nakasone
1st Vice President

Wahiawa Community & Business Association, Inc.
P.O. Box 861408, Wahiawa, Hawaii 96786
Phone: (808) 621-6531



EXECUTIVE CHAMBERS
HONOLULU

HELE ABERCROMBIE
GOVERNOR

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 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.

In accordance with the provisions of Act 90 (SLH 2003), Executive Order 4409 was executed on April 26, 2012 to transfer three parcels in Kunia from the Department of Land and Natural Resources (DLNR) to DOA. DOA has capitalized on this opportunity and at the July 31, 2012, Board of Agriculture meeting, the Board voted unanimously to

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:

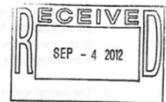
This letter follows up on your letter of intent dated July 6, 2012, and related meetings with Beverly Kaku and Carleton Ching of Castle & Cooke in respect of the 24 acre Whitmore parcel.

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.

As a basis for commencing open discussions for this potential land sale, Castle & Cooke would like to state and clarify certain related matters of importance for us:

1. Castle & Cooke and Dole Food Company are separate companies with separate corporate protocols and policies. Dole is a publicly traded company, and any related or unrelated transaction(s) involving Dole lands must be addressed separately through Dan Nellis and other appropriate Dole representatives.

Castle & Cooke (Hawaii) consists of the Hawaii subsidiaries of Castle & Cooke, Inc.



4801 Pele Road, Suite 310
Honolulu, Hawaii 96817
(808) 548-4411

The WCBA has been a strong supporter of agricultural base in the district and view the Whitmore Project as having great potential.

Initiatives under way by the administration.

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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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 23, 2012 3:47 PM
Updated Feb 26, 2012 11:11 PM
By Mark Carpenter - email



HAWAII NEWS NETWORK

Wednesday, April 02, 2014

Home About Contact

State gets closer to purchasing Galbraith land in Central Oahu

Updated on April 25, 2012

Tweet Facebook

Galbraith Estate in Central O'ahu Protected For Farming

October 11, 2012

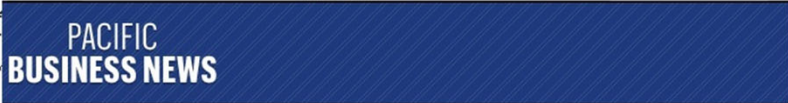
It's been weeks in the works and the land through a public-private partnership. Plans for this area were presented by...

Senator Donovan Dela Cruz says the separate from the farming that would...

"So that way we can really leave the as, and packing and processing could help. One of what that allows us is a combined public-private partnership to revitalize the area. That's our philosophy."

Dela Cruz says this is not a done deal yet.

ADC 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.



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

Hawaii imports about 36% of its food, according to numerous studies. And it also estimates the state might begin raising our food with this new acquisition. The food supply is more secure, and we're more self-sufficient.

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

Search

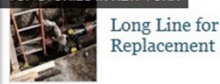


Investment In Agriculture Big For Central Oahu

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



TOP STORIES IN NEW YORK 1 of 12



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 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 land in the late 1800s, and the property was placed in a...

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 conservation and promoting Native Hawaiian culture.

The group then transferred the 1,700-acre parcel to the state Agribusiness Development Corporation (ADC) and the Office of Hawaiian Affairs (OHA). ADC acquired more than 1,200 acres while OHA got the remaining 500.

At an agreed-upon price of \$25 million, the amount was paid from a combination of sources, including state general obligation bonds (\$13 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 (\$500,000). 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 Abercrombie. "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...

Ho Farms shifting operations from Kahuku to Central Oahu

establishments th

produced by

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.

othe

These commercial

"Wahiawa was a thriving ag community," said Sen. Donovan Dela Cruz (D - Wahiawa, Hale Wa. North Shore), one of the chief processors 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 Waiawa 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 Lake Wilson.

ands of workers who would be hired would live at Whitmore



The state acquired the 1,723-acre Galbraith Estate lands in December 2012



Sen. Donovan Dela Cruz says 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 agricultural land under the Clean Water Act is a top priority for Honolulu City and County. We will continue to protect agricultural land under the Clean Water Act.

HawaiiBusiness A Model for the Future

Money from the land conservation

The jewel in the ADC crown is probably the Whitmore Plantation. When the Dole Plantation closed in 1991, the Whitmore Plantation was a major employer in Wahiawa. The state is now working to revitalize the area by turning it into an agricultural hub. The state is ready to turn the area into an agricultural hub by inviting Hawaii farmers to come work the land. The state is ready to turn the area into an agricultural hub by inviting Hawaii farmers to come work the land.

Completed & Continuing Progress



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:
 - + Hawaii Technology Development Corporation
 - + Hawaii Housing Finance Development Corporation
 - + Agribusiness Incubator Program
 - + Dept. of Education
 - + Wahiawa Community Based Development Organization
 - + Pineapple Create
- + Re-designation of Enterprise Zone
- + Transfer of Wilikina parcels to ADC
- + Transfer of Whitmore Village parcels from Hawaiian Home Lands to ADC



Continuing

- + Execute Memorandum of Agreements with:
 - + City & County of Honolulu –Dept. of Environmental Services
 - + Office of Hawaiian Affairs
 - + Department of Transportation
- + Installing Pump-Storage Hydroelectricity
- + Designing, planning, and construction of Ag-Tech Park Master Plan
- + Designing and planning of pump/irrigation systems
- + Establishing Foreign Trade Zone
- + Purchasing available parcels from Dole Food Company, Inc. (or land exchange)
- + Release of \$9 million to upgrade the Wahiawa Wastewater Treatment Plant

Funding Received

Dec. 2012

\$25.5 million: Galbraith Estate

Dec. 2012

\$4.49 million: Tamura Warehouse

Jan. 2013

\$3.3 million: 24 acres from Castle & Cooke

Jun. 2014

\$750,000: Plan and Design for Irrigation

Oct. 2014

\$1.5 million: Plan and Design for the Whitmore Ag Tech Park

Mar. 2015

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

Sep. 2015

\$2.5 million: Plan and Design for a Wastewater Reclaimed Irrigation System

May 2016

\$5 million: Construction of Galbraith Reservoirs

Sep. 2016

\$31.5 million: Acquisition of 900 acres from Dole Food Inc.

May 2017

\$13 million: Upgrades and Improvements for the Galbraith Irrigation System

Sep. 2017

\$23.752 million: Acquisition of over 800 acres from Dole Food Inc.

May 2018

\$650,000: Plan and Design for Post Harvest Facility

Sep 2018

\$9 million: Value-Added Product Development Center

Funds that are Pending to be Released by the Governor

May 2017

\$500,000: Plan and Design for a Wastewater Reclaimed Irrigation System

May 2017

\$13 million: Pedestrian Bridge from Whitmore Village to Wahiawa

May 2018

\$4.7 million: Acquisition of Dole Lands and Irrigation Easements

May 2018

\$800,000: Invasive Plan Mitigation and Security

May 2019

\$9 million: Upgrade sewer infrastructure at the Wahiawa Wastewater Treatment Plant

April 2021

\$1.5 million: Upgrade sewer infrastructure at the Wahiawa Wastewater Treatment Plant

April 2021

\$28 million: Agricultural warehouses

TOTAL = \$184,042,000

To receive project updates, please email us at
delacruz2@capitol.hawaii.gov
or visit us online at
www.capitol.hawaii.gov
and click on Senator Dela Cruz's member page.

For more information or if you have any questions
please contact our office at
808-586-6090

