



Food Company Hawaii

1116 Whitmore Avenue • Wahiawa, Hawaii 96786

Email Submittal: WALtestimony@capitol.hawaii.gov

Testimony by Dan Nellis
Operations Director, Dole Food Company Hawai'i
March 13, 2014

House Committee on
Water and Land

March 17, 2014
9:00 a.m.
Conference Room 325

Support of:
SB 3065 SD1
Relating to Land Exchange

Chair Evans, Vice Chair Lowen and Members of House Committee on Water and Land:

I am Dan Nellis, Operations Director of Dole Food Company Hawai'i. We support SB 3065 SD1 that proposes an appropriation to investigate the possibility of exchanging state land for certain parcels of land currently owned by Dole Food Company, Inc., and to pay for costs of executing the exchange if appropriate state land is found.

Dole Food Company has a long history of agriculture in Hawai'i and our intent is to continue to support and promote diversified agriculture in Hawai'i. Our plan is to continue cultivation of existing pineapple, coffee and cacao crops and to continue the operation of ancillary agricultural facilities.

Dole Food Company owns several thousand acres on O'ahu—in the Central O'ahu and North Shore regions. Various acreages are currently for sale on a parcel by parcel basis and at varying prices per parcels. We are willing to further discuss the State's interest in purchasing these parcels to support the State's mandate of promoting diversified agriculture and preserving conservation lands and habitats.

Ownership of these lands could facilitate the State's mandate to conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands, and to protect lands that are suitable for conservation or preservation.

Identification of parcels, easements, encumbrances, conditions and sale prices per parcel or by bulk sales are specific details that need to be identified in order to move forward with any binding land transaction agreement with the State. We also need to clearly understand the State's expectation and its process of acquiring private lands.

Mahalo for your consideration of my testimony. If you have any questions, please feel free to contact me.

Dan Nellis, Operations Director
Dole Foods Company Hawai'i
dan.nellis@dole.com
Phone: 808.621.3200

c: Harry Saunders, Castle & Cooke Hawai'i

lowen2-Nga

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, March 12, 2014 2:39 PM
To: waltestimony
Cc: highwayresponse@gmail.com
Subject: *Submitted testimony for SB3065 on Mar 17, 2014 09:00AM*

SB3065

Submitted on: 3/12/2014

Testimony for WAL on Mar 17, 2014 09:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Alison Dela Pena	Individual	Support	No

Comments:

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Subject: *Submitted testimony for SB3065 on Mar 17, 2014 09:00AM*

SB3065

Submitted on: 3/12/2014

Testimony for WAL on Mar 17, 2014 09:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Alex Kanamu	Individual	Support	No

Comments:

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Subject: *Submitted testimony for SB3065 on Mar 17, 2014 09:00AM*

SB3065

Submitted on: 3/13/2014

Testimony for WAL on Mar 17, 2014 09:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Roslynn Pascua	Individual	Support	No

Comments:

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To: waltestimony
Cc: juslisa@hotmail.com
Subject: Submitted testimony for SB3065 on Mar 17, 2014 09:00AM

SB3065

Submitted on: 3/14/2014

Testimony for WAL on Mar 17, 2014 09:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Lisa Gomes	Individual	Support	No

Comments: I am a resident of Wahiawa and support this project.

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From: mailinglist@capitol.hawaii.gov
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To: waltestimony
Cc: jeffreyalameida@gmail.com
Subject: *Submitted testimony for SB3065 on Mar 17, 2014 09:00AM*

SB3065

Submitted on: 3/14/2014

Testimony for WAL on Mar 17, 2014 09:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
jeffrey alameida	Individual	Support	No

Comments:

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Chamber of Commerce HAWAII
The Voice of Business

**Testimony to the House Committee on Water and Land
Monday, March 17, 2014 at 9:00 A.M.
State Capitol - Conference Room 325**

RE: SENATE BILL NO. 3065 SD 1 RELATING TO LAND EXCHANGE

Chair Evans and Vice Chair Lowen, and members of the committee:

The Chamber supports the intent and provides the following **comments** on S.B. No. 3065 S.D. 1, which proposes to appropriate funds to investigate the possibility of exchanging state land for certain parcels of land currently owned by Dole Food Company, Inc., and to pay for costs of executing the exchange if appropriate state land is found.

The Chamber is the largest business organization in Hawaii, representing more than 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of its members, which employ more than 200,000 individuals, to improve the state's economic climate and to foster positive action on issues of common concern.

It appears that the intent of the bill is to protect and preserve agricultural lands and lands for preserves, sanctuaries, refuges, and unique natural assets, through a land exchange; that has various State benefits.

The investigation should address state lands that are available for exchange to acquire these available Central Oahu and North Shore lands to promote various State programs. Additionally, a due diligence process by both parties is needed to ensure any land exchange meets the intended and mutual goals of both parties.

Thank you for the opportunity to express our views on this matter.



P.O. Box 253, Kunia, Hawai'i 96759
Phone: (808) 848-2074; Fax: (808) 848-1921
e-mail info@hfbf.org; www.hfbf.org

March 17, 2014

HEARING BEFORE THE
HOUSE COMMITTEE ON WATER & LAND

TESTIMONY ON SB 3065, SD1
RELATING TO LAND EXCHANGE

Room 325
9:00 AM

Aloha Chair Evans, Vice Chair Lowen, and Members of the Committees:

I am Christopher Manfredi, President of the Hawaii Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,832 farm family members statewide, and serves as Hawaii's voice of agriculture to protect, advocate and advance the social, economic and educational interest of our diverse agricultural community.

HFB is in strong support of SB 3065, SD1, which appropriates funds to investigate the possibility of exchanging state land for land owned by Dole Food Company, Inc., and for costs of executing the exchange.

HFB believes that in order for agriculture to flourish in Hawaii and reach their full potential, land availability and long-term leases at affordable and predictable lease rental rates are critical. The acquisition by the state of the Dole Lands will significantly increase the available agricultural land under the State's control and will provide farmers with long-term leases that will enhance the economic viability of Hawaii's agriculture industry.

We believe this is an opportunity to further support and expand the state's ability to provide prime agricultural lands for farmers, which is consistent with the State's goal of increasing self sufficiency and sustainability.

Thank you for the opportunity to testify on this measure.



March 17, 2014

Before the Committee on Water and Land

Re: Supporting Testimony to SB3065 SD1 RELATING TO LAND EXCHANGE

Dear Chair Cindy Evans and Committee Members:

This testimony is to provide the support of the Wahiawa Community and Business Association (WCBA) to this bill.

The WCBA is Wahiawa's oldest community association. For over 76 years it has stood for keeping the lands between the Ko'olau and Waianae range from Wahiawa to the North Shore in agriculture.

The cooperation between the State of Hawaii and Dole Foods Inc. will allow the State to obtain approximately 20,000 acres of agricultural and conservation lands that are in either agriculture or in conservation. Much of the agricultural land is now fallow.

This bill will require that the exchange not be calculated on "acre for acre" but on the highest and best use value of the exchanged lands. Dole will acquire lands that are more suited for development.

The State will be able to more efficiently work with local farmers for long-term leases, for their access to water and for the infrastructure necessary to process agricultural goods. Furthermore, the state can apply its ample experience to protect native habitats and watersheds.

The lands between Wahiawa and the North Shore will become Hawaii's breadbasket. It will provide agricultural employment and food for Hawaii. As visitors and local families travel to and from the North Shore they will continue to see a beautiful and memorable view plane.

This is a really good deal for Hawaii. Make it happen.

Thank you for this opportunity to testify.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Benavitz Jr.", written in a cursive style.

Walter R. Benavitz Jr.
WCBA Government Action Committee Chair

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
WILLIAM J. AILA, JR.
Chairperson**

**Before the House Committee on
WATER & LAND**

**Monday, March 17, 2014
9:00 AM
State Capitol, Conference Room 325**

**In consideration of
SENATE BILL 3065, SENATE DRAFT 1
RELATING TO LAND EXCHANGE**

Senate Bill 3065, Senate Draft 1 proposes to appropriate funds to investigate the possibility of exchanging state land for land owned by Dole Food Company, Inc., and for costs of executing the exchange. **The Department of Land and Natural Resources (Department) has the following comments on this measure.**

The Department does not support land exchanges of state income-producing lands or lands designated for future income production and development. The Department supports acquiring certain lands through the Administration's Fiscal Year (FY) 15 capital improvement project (CIP) budget request. The following parcels identified in the subject bill are priorities for watershed and native forest protection, forest reserve, recreation, hunting and access to existing state lands:

6-3-01-02
6-4-04-01
6-3-01-03
6-8-07-05
7-2-01-03
6-7-04-01
6-7-04-04
6-7-03-02
6-7-03-06
6-7-03-07

Purchase of these parcels by the State would add watershed and forest reserve lands to the public lands inventory; create unique agro-forestry opportunities on a portion of the lands; and establish additional hunting acreage and public recreation opportunities. If the land is sold to a third party,

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

the access agreement between the State and Dole Foods Inc. will terminate. This will result in a loss of access to manage and maintain investments to protect high priority watershed areas on state lands that have received over \$1 million dollars in state CIP funding and \$300,000 in United States Forest Service funds. This would also eliminate access to the most popular hunting area in central/north shore of Oahu, the "Poamoho Hele Loa" road, which has received a high level of political and community support.

Acquisition of the Dole lands in the upper Waimea Valley is critical for recovery of 24 listed endangered plant and animal species including the endangered Hawaiian Hoary Bat and would protect the entire watershed of Waimea Valley from the summit to the marine protected area in the bay.

The Administration's CIP request in the supplemental FY 15 budget for acquisition would enable the State to match federal funds that would significantly offset the cost to the State, and purchase portions of the land during the bulk sale opportunity.



**SB 3065sd1, Relating to Land Exchange
House Water and Land Committee
Monday, March 17, 2014
9:00 am
Conference Room 325**

**Testimony by: Larry Jefts
Position: Support**

Chair Evans and Members of the House Water and Land Committee:

I am Larry Jefts, co-owner of Sugarland Growers, Inc., a family run farm with more than 35 years experience of Hawaii farm experience on Molokai and Oahu.

SB3065sd1 is supported because it facilitates the State's investigation and executing, if appropriate, the exchange of state land for approximately 20,000 acres of agricultural and conservation land owned by Dole Food Company, Inc. The State's purchase of the 20,000 acres is preferred over parcel by parcel sales and at varying prices per parcel. A consolidated approach by the State would provide consistent agriculture infrastructure oversight and agriculture development in the Central Oahu and North Shore regions of Oahu.

Your support of this measure is appreciated. Thank you for the opportunity to present testimony. I can be reached at (808) 688-2892 if there are any questions.

NEIL ABERCROMBIE
Governor



SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

KEN H. KAKESAKO
Deputy to the Chairperson

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

**TESTIMONY OF SCOTT E. ENRIGHT
CHAIRPERSON, BOARD OF AGRICULTURE**

BEFORE THE HOUSE COMMITTEE ON WATER & LAND

**MONDAY MARCH 17, 2014
9:00 A.M.
ROOM 325**

**SENATE BILL NO. 3065 SD1
RELATING TO AGRICULTURE**

Chairperson Evans and Members of the Committee:

Thank you for the opportunity to testify on Senate Bill No. 3065 SD1. This measure seeks to appropriate funds to investigate the possibility of exchanging state land for certain lands owned by Dole Food Company, Inc., and for costs of executing the exchange if appropriate state land is found. The Hawaii Department of Agriculture supports the intent of this bill, but defers to the Department of Budget and Finance.

The Dole lands amount to approximately 20,000 acres of agricultural and conservation lands. Protecting and preserving Hawaii's agricultural lands is essential for Hawaii's food sustainability goals.

Thank you for the opportunity to testify on this measure.

