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# A BILL FOR AN ACT

RELATING TO ECONOMIC DEVELOPMENT.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that technology  
2 applications have greatly assisted farmers with various tasks.  
3 These cyber tools monitor irrigation systems, mapping, grazing,  
4 pest management, harvest, weather, and fertilizer applications,  
5 all in real-time. These sophisticated technologies also have  
6 additional benefits in material cost, labor, and fuel savings -  
7 the farmer can refer to electronic files rather than driving out  
8 to a specific field. Reports show that the technology-savvy  
9 farmer is able to speed up the decision making cycle and do the  
10 job much more effectively.

11           The legislature further finds that farmers are adopting  
12 more technology at a rapid pace. Today's farmers carry either a  
13 tablet and smartphone, or both. Such tools digitize information  
14 that used to be kept in notebooks; this information can now be  
15 stored online in a cloud-based system, where it can be shared  
16 instantly with fellow farmers. Moreover, as the federal  
17 government moves forward with the FDA Food Safety Modernization  
18 Act (P.L. 111-353), technological applications will be needed to



1 assist farmers in tracking crops, including by categories of  
2 fields, soil types, and irrigation control.

3       The legislature also finds that as the State's food needs  
4 climb, and more farmers set their sights on local food  
5 production, the risk-taking experienced by farmers will be even  
6 more critical to the State's goal of achieving food  
7 sustainability. Agricultural communities, such as Monterey Bay,  
8 California, and St. Louis, Missouri, have focused on economic  
9 clusters to aid businesses. The clusters used in these regions  
10 were focused on agriculture – specifically, an agricultural  
11 technology cluster. The purpose of the clusters was to create a  
12 hub, sparking innovation and bringing together technology  
13 entrepreneurs and farmers to keep the agricultural industry  
14 thriving.

15       The legislature additionally finds that Hawaii imports  
16 about ninety per cent of its food. Challenges such as drought,  
17 selling produce at lower prices to compete with imported  
18 products, cost of labor and supplies, and workforce housing have  
19 squeezed profits – hampering business growth or even resulting  
20 in farmers going out of business. As a result, more farmers are  
21 looking to technology entrepreneurs to come up with ways to make  
22 the industry more efficient.



1           The legislature further finds that many farmers looking for  
2 an additional source of revenue for their farms have implemented  
3 elements of agricultural tourism. Agricultural tourism, or  
4 agritourism, is a commercial enterprise at a working farm,  
5 ranch, agricultural plant, or park conducted for the enjoyment  
6 or education of visitors, which generates supplemental income  
7 for the owner. Agritourism can include farm stands or shops,  
8 tours, on-farm classes, fairs, festivals, pumpkin patches,  
9 Christmas tree farms, weddings, orchard dinners, youth camps,  
10 and more. Many growers in the country offer agritourism  
11 opportunities to the public as a way of improving a farm's  
12 visibility and profitability. For example, in California,  
13 agritourism serves as a vital strategy for diversifying and  
14 boosting profit for a small but significant number of the  
15 state's farms. Since 2008, more than 2,400,000 visitors have  
16 participated in agritourism at California farms and ranches,  
17 with the state's agritourism operations and economic potential  
18 expected to continue to grow.

19           The legislature also finds that in 2012, as a way to save  
20 an industry, the State purchased and acquired one thousand seven  
21 hundred acres of agricultural land from the Galbraith Trust.  
22 These lands do not have any infrastructure, storage, or



1 warehouse facilities on them. However, former agricultural and  
 2 industrial lands nearby do contain and support such activity.  
 3 These nearby parcels, recently acquired by the State, have  
 4 infrastructure and warehouses to support food safety, packaging,  
 5 processing, and storing produce farmed on the nearby lands.  
 6 Processes and technologies will need to be updated to keep up  
 7 with federal regulations.

8 The purpose of this Act is to establish an agricultural  
 9 technology park that can bridge the agricultural and technology  
 10 gap and be used to provide agritourism benefits.

11 SECTION 2. Chapter 206M, Hawaii Revised Statutes, is  
 12 amended by adding a new part to be appropriately designated and  
 13 to read as follows:

14 "PART . AGRICULTURAL TECHNOLOGY PARK

15 §206M- Agricultural technology park; established. There  
 16 is established an agricultural technology park that shall  
 17 include properties identified by the following tax map key  
 18 numbers: 71002004, 71002023, and 71002099. The park shall be  
 19 administered by the board.

20 §206M- Objective of the agricultural technology park.  
 21 The objective of the agricultural technology park shall be to  
 22 build relationships and promote collaboration between the

1 agricultural and technology sectors to assist farmers and  
2 provide them with tools to succeed in the modern world. The  
3 agricultural technology park shall also be used to:

4 (1) Establish a strategy for securing investments in  
5 agricultural state facilities and providing jobs for  
6 rural communities; and

7 (2) Support agricultural tourism and provide benefits to  
8 agricultural producers within the agricultural  
9 technology park, including additional sources of  
10 revenue and increased public exposure to agricultural  
11 products.

12 **§206M- Guidelines.** (a) The board shall develop the  
13 agricultural technology park in consultation with but not  
14 limited to the following agencies: Hawaii housing finance and  
15 development corporation, department of agriculture, department  
16 of education, agribusiness development corporation, and  
17 University of Hawaii college of tropical agriculture and human  
18 resources.

19 (b) When designing and planning the park, the board and  
20 the agencies in subsection (a) may enter into cooperative  
21 agreements with coordinating entrepreneurs or public agencies  
22 that have the powers, services, and capabilities deemed



1 necessary and appropriate for the development and implementation  
2 of the business and agricultural development plans.

3 (c) Planning and design of the park shall comply with  
4 community and town master plans and urban design plans."

5 SECTION 3. Section 206M-2, Hawaii Revised Statutes, is  
6 amended by amending subsection (a) to read as follows:

7 "(a) There is established the high technology development  
8 corporation, which shall be a public body corporate and politic  
9 and an instrumentality and agency of the State. The development  
10 corporation shall be placed within the department of business,  
11 economic development, and tourism for administrative purposes,  
12 pursuant to section 26-35. The purpose of the development  
13 corporation shall be to facilitate the growth and development of  
14 the commercial high technology industry in Hawaii. Its duties  
15 shall include, but not be limited to:

- 16 (1) Developing and encouraging industrial parks as high  
17 technology innovation centers and developing or  
18 assisting with the development of projects within or  
19 outside of industrial parks, including participating  
20 with the private sector in such development;
- 21 (2) Providing financial and other support and services to  
22 Hawaii-based high technology companies;



- 1 (3) Collecting and analyzing information on the state of
- 2 commercial high technology activity in Hawaii;
- 3 (4) Promoting and marketing Hawaii as a site for
- 4 commercial high technology activity; [~~and~~]
- 5 (5) Providing advice on policy and planning for
- 6 technology-based economic development [~~-~~]; and
- 7 (6) Developing an agricultural technology park pursuant to
- 8 part \_\_\_\_\_."

9 SECTION 4. There is appropriated out of the general  
 10 revenues of the State of Hawaii the sum of \$ \_\_\_\_\_ or so much  
 11 thereof as may be necessary for fiscal year 2014-2015 to  
 12 establish an agricultural technology park pursuant to this Act.

13 The sum appropriated shall be expended by the high  
 14 technology development corporation for the purposes of this Act.

15 SECTION 5. Statutory material to be repealed is bracketed  
 16 and stricken. New statutory material is underscored.

17 SECTION 6. This Act shall take effect on July 1, 2050.

**Report Title:**

Economic Development; High Technology Development Corporation;  
Agricultural Technology Park; Agritourism

**Description:**

Creates an agricultural technology park under the high  
technology development corporation. Designates certain  
properties to be included in the park. Makes an appropriation.  
Effective 7/1/2050. (SD2)

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