

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on July 22, 2020

Via Teleconference/MS Teams meeting

Considering the evolving COVID-19 situation, protecting the health and welfare of the community is of utmost concern. As such, the meeting was held remotely, with Board members, Staff and Applicants participating via MS Teams meeting venue.

Members Present, virtually:

Sandra Kato-Klutke, Kauai County Member (Chairperson)
Mary Alice Evans, Designated Representative, DBEDT, Ex-Officio Member
Lloyd Haraguchi, Member-At-Large (*joined at 9:23 a.m.*)
Kevin Hopkins, Hawaii County Member (*joined at 9:11 a.m.*)
Frederick Lau, City & County of Honolulu Member
Kaleo Manuel, Designated Representative, DLNR, Ex-Officio Member
Douglas Schenk, Maui County Member
Karen Seddon, Member-At-Large
Phyllis Shimabukuro-Geiser, Chairperson, Board of Agriculture
Warren Watanabe, Member-At-Large

Counsel Present, virtually:

Andrew Goff, Deputy Attorney General
Valerie Kato, Deputy Attorney General

Staff Present, virtually:

James Nakatani, Executive Director
Myra Kaichi, Sr. Executive Assistant
Todd Low, Special Projects, Aquaculture Development, HDOA
Ken Nakamoto, Project Manager
Lynn Owan, Administrative Services Officer
Lyle Roe, Property Manager

A. Call to Order

Chairperson Kato-Klutke called the virtual meeting to order at 9:00 a.m. She welcomed new members, Ms. K. Seddon and Mr. F. Lau.

B. Roll Call

Ms. Kaichi conducted a roll call of the Board.

C. Approval of minutes from the May 20, 2020 virtual meeting

Motion to approve: D. Schenk / Second: W. Watanabe

Correction will be made to indicate P. Shimabukuro-Geiser's presence from Item H.

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Hearing no further comments, Ms. Kaichi conducted a roll call vote. For each subsequent vote, the Chair will ask if there are any objections. If there are none, motion will be carried on the same basis as this initial roll call vote.

Vote: Approved, 8-0

- D. Request for Approval to Issue a Land License to Aurora Bunao & Arnold Bunao for Agricultural Purposes, in Kalepa, Kauai, Tax Map Key (4)3-9-02-20 (por); Deferred on May 20, 2020

Motion to approve: D. Schenk / Second: W. Watanabe

No response to call for public testimony.

Ms. Shimabukuro-Geiser asked if Mr. Manuel was satisfied with information submitted by the Bunaos. Mr. Manuel had questions on the graphic explanation and also the crop rotation agreement. Ms. Kaichi asked about the crop rotation and the NRCS grant.

Mr. Nakatani expressed that crop rotation in this instance is a great opportunity for agriculture and the smaller ranchers in Hawaii. He has spoken with the University of Hawaii, College of Tropical Agriculture and Human Resources Dean Nick Comerford and they will actually have staff on Kauai to look at this type of operation. Mr. Nakatani fully endorsed the crop rotation program.

Mr. Manuel supports crop rotation but he needs more information on the Bunaos' plan – how many acres are in rotation -- the information provided doesn't make sense. Is there a narrative that goes with the plan? The financial information is also not clear.

Mr. Nakatani understands that there are questions as to the details of the Bunaos' plan but he explained that the grass rotation (vs. crop rotation) for cattle is a good start for Kalepa. The concept of a rotation program is good for diversified agriculture and cattle operations to co-exist – this is an important step forward.

Ms. Shimabukuro-Geiser shared that Mr. Nakatani has discussed this type of rotation (cattle and sweet potato) with Dean Comerford and the Dean has said it is doable if done right. She asked if we should recommend that the Bunaos and Taiwan Gu work with UH, CTAHR, Cooperative Extension. Would that ease any concerns the Board may have with mixed-Ag-use? (Ms. Kaichi clarified that the potential agreement with Tai wan Gu will be a farm lease agreement and not a sub-license.)

Chair shared her view that if we can do this crop rotation project with the Bunaos and Taiwan Gu and it is successful, we can try it in other areas.

Ms. Kaichi asked if there was an issue with crop rotation as she had heard that there might one with regard to the NRCS. Was there an informal conversation with the Bunaos? Chair replied, no.

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Mr. Schenk asked for clarification on the farm lease agreement – the terms are inconsistent. Ms. Kaichi explained that depending on what the Board decides today (10 years or 15 years), the language will need to be cleaned-up to reflect the approved term. Staff's recommendation is 10 years.

Ms. Kaichi asked again if the crop rotation is a material condition of the agreement (Item 5 of staff's recommendation). We need to be clear whether the requirement that the Bunaos enter into a crop rotation agreement with Taiwan Gu is part of the approval. Mr. Manuel stated that yes, it should be a formal relationship. Mr. Schenk agreed as did Mr. Lau.

Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0 (*Mr. K. Hopkins joined the meeting at 9:11 a.m. and Mr. L. Haraguchi joined the meeting at 9:23 a.m.; they are included in the vote count from this item and going forward*)

- E. Request to Reconsider Approval to Withdraw 200 acres for Diversified Agriculture from Unit A (por), Under Revocable Permit (RP) 1802, Issued to William Sanchez, in Kalepa, Kauai, Tax Map Key (4)3-9-02-20 (por)

Motion to approve: W. Watanabe / Second: D. Schenk

No response to call for public testimony.

Mr. Lau understands the need for diversification and asked if ADC took into consideration what Mr. Sanchez has done in the community. He asked for the Executive Director's recommendation. Ms. Kaichi answered on behalf of ADC and explained that staff is asking for the Board's guidance on whether ADC will take into account the community involvement -- are we changing our focus from truck crops to livestock? Mr. Sanchez raised a new issue for us – she asked if it is time for ADC to reassess policies which form staff's recommendations to the Board?

Mr. Nakatani stated that there are several issues related to current policies and recommended that we form a separate policy committee to review items such as Kalepa, lease rent vs. RPs, setting specific rates for specific parcels, where does public service come into play, etc.

Mr. Lau asked if we looked at crop rotation on this property? Mr. Nakatani shared that we received good information from UH on crop rotation on property with cattle. Because of COVID-19 restrictions, we weren't able to look further into this new program and weren't able to formulate a proposal. Pasture rotation with the Bunaos is a good start. Information from USDA on successful programs on the mainland was shared with Chair.

Mr. Hopkins asked if we have people who want to use this land for farming. Mr. Nakatani answered, yes, we do; however they have not been able to perform their due diligence yet because of this request for reconsideration. Mr. Hopkins agreed with forming the committee to look at the best way to handle this. Mr. Manuel also supported Mr. Nakatani's recommendation and he requested a list of what policies already exist.

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Mr. Schenk wholeheartedly agreed and suggested that the committee visit the properties to see what the situation is and to speak directly with the tenants. Chair also agreed with Mr. Nakatani to appoint a committee to look at this right away. Mr. Lau expressed his support and concern for Mr. Sanchez's business.

Ms. Kaichi clarified that staff's recommendation is to reconsider the revocation of the 200 acres. Once the policies are reviewed/updated, staff will come back to the Board with appropriate recommendations.

Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0

- F. Request for Approval to Amend License No. LI-K0801 Issued to Beck's Superior Hybrids, Inc. to Recharacterize 17.64 Acres of Field 102, More or Less, in Kekaha, Kauai, Tax Map Key (4)1-2-02-01 (por)

Motion to approve: L. Haraguchi / Second: D. Schenk

No response to call for public testimony.

Chair asked if Ms. Kaichi and Mr. Roe had viewed the subject property. Mr. Roe stated yes, and that the portion in question is truly non-tillable. The makai section may be remediable but the mauka section is not.

Chair is in support of the recharacterizing the acres. The previous tenants planted mango trees and they died because the ground was too wet. Mr. Nakamoto clarified that is a different field. Mr. Roe explained that the previous tenant on field 102 was Pioneer. The parcel was vacant for a time until Beck's cleared it and started to plant and discovered the area to be unsuitable.

Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0

- G. Request for Approval to Amend Prior Approval Dated April 24, 2019 to Issue a License to Kokee Farms LLC for Agricultural Purposes, in Kekaha, Kauai, Tax Map Key (4)1-2-02-01 (por)

Motion to approve: M.A. Evans / Second: L. Haraguchi

No response to call for public testimony.

Mr. Manuel asked what has been done to date since this was initially approved in April 2019. Mr. Nakamoto explained that initially rent was deferred as this is an orchard. This parcel is in the mauka area which previously did not have any diversified ag on it. The area required significant improvements to the irrigation system as it had been neglected for decades. The rehabilitation of the water lines took a while but water is now ready. Kokee Farms has about 8000 coffee plants ready to be planted which have been growing offsite. They also have other trees that they are growing.

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Mr. Manual asked to confirm the rent schedule – Mr. Nakamoto clarified that it is in ten-acre increments and by year four, they will be paying for the full 62.29 acres.

Mr. Manual asked about conservation plans – does the Board get to view them? Mr. Nakamoto said yes, they are in ADC's files and are available should the Board want to see them. He further explained that the soil conservation plan is approved by the Conservation Districts; ADC Board approves the land utilization plan. When asked what the differences are, Mr. Nakamoto explained that soil conservation plan makes sure run-off/soil erosion is mitigated and that conservation practices are in line with NRCS. The land utilization plan tells ADC what they are planting and when they're planting, and also where.

Chair asked if KAA has gone up to see what is happening on the property. Mr. Nakamoto stated that the farmer is not doing anything on the property as he doesn't have a license. KAA has ensured that water is available to the parcel.

Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0

- H. Request for Approval to Amend License Agreement No. LI-K1601 Issued to Umi's Farm for Agricultural Purposes, in Kekaha, Kauai, Tax Map Key (4)1-2-02-01 (por)

Motion to approve: L. Haraguchi / Second: D. Schenk

No response to call for public testimony.

Mr. Manuel asked about the well mentioned on page 2 of the submittal. Mr. Nakamoto clarified that the well is not on the property; the water he uses comes from the ditch which is managed/operated by the KAA.

Chair asked how he did during the March flood. Mr. Nakamoto stated that he lost about 30 avocado trees but is recovering. His mango trees and citrus trees are doing well. He is replanting his avocado trees. He is having trouble with wild pigs so he wants to put up this fence.

Mr. Manuel asked if the perimeter fence is just part of doing business. How do we determine what is creditable and what is not? Mr. Nakamoto explained that it includes items that will remain on property – things that ADC will retain after the tenant leaves. Things that are permanent are eligible; this is at the discretion of ADC and the Board.

Chair asked if we have given other tenants rent credit for putting up perimeter fencing. Mr. Nakamoto said no other tenants are doing tropical fruit trees which take 3-5 years. Chair said Mr. Wally Johnson who has mango trees put in fencing but did not receive rent credit. Mr. Nakatani explained that it is a judgement and policy-call -- if the Board doesn't want to approve this, they can reject it. Staff wants to help this farmer.

Mr. Lau asked if this sets precedence. If we grant this, do we have to do this to everyone? Ms. Kaichi explained that precedence is already there. It is treated case by case.

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Mr. Hopkins asked if we are improving the property, should the rent be adjusted to an improved property rate? Ms. Kaichi said that approach has not been done before. The Board has to make that decision if they want to take that route.

Ms. Evans is in favor of this rent credit. It is important to support agriculture and farmers – it is a vulnerable business at this time. She would like to see us helping farmers.

Chair asked if this should be part of the new committee's task – to look at this issue? Mr. Schenk stated that over the years we have given consideration to many growers to improve the land, knowing that the improvements would stay with the land. It is really important to give discretionary decision-making on these types of issues to the staff – they know the growers best and how to help them be successful. He thinks that creating a policy will restrict the ability of staff to help farmers be successful. Mr. Haraguchi agrees – flexibility for the staff is very important.

Mr. Hopkins would like all applicants to know that this is an option and can request it – he stressed being transparent. He also stated that we need an objective way to review and approve the requests. Mr. Nakatani understands Mr. Hopkins' concerns and explained that the transparency is present by bringing this request to the Board for approval.

Mr. Haraguchi asked if the AG can provide a definition of what can be considered rent credit. Ms. Kaichi acknowledged the request. Mr. Hopkins would like to see this looked at by the ad hoc committee who will be looking at ADC policies. He sees this as a potential public-private partnership which may be beneficial going forward.

Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0

- I. Request for Approval to Enter Into a Memorandum of Understanding with Kelena Farms, Inc. for the Operation of the Bott Well Pump Station and Irrigation System, in Whitmore, Oahu

Motion to approve: M.A. Evans / Second: F. Lau

No response to call for public testimony.

Mr. Manuel asked about page 2 of the submittal which mentions a maintenance contract – will the proper procurement method be followed? Mr. Nakamoto explained that the maintenance contract will be procured and we will follow the normal invitation to bid process. This MOU is a 'gift' as there is no money involved. We are memorializing what is being done by delineating the roles and responsibilities. This is not a contract - it is non-binding to either party. This has been vetted with the AG.

Mr. Manuel asked about paying for fuel -- does payment go to Kelena Farms or to ADC? Mr. Nakamoto clarified that the funds collected from the farmers goes directly to ADC and is used to purchase the diesel fuel for the small farmers. Kelena Farms buys their own share of diesel.

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Hearing no further questions/objections; motion to approve carried.

Vote: Approved, 10-0

- J. Request for Approval to Re-Issue a Revocable Permit to Guardian Transport Services LLC for an Uncovered Parking Area at 1001 California Ave., Wahiawa, Oahu, Tax Map Key (1)7-4-12-16

Motion to approve: D. Schenk / Second: W. Watanabe

No response to call for public testimony.

Hearing no questions/objections; motion to approve carried.

Vote: Approved, 10-0

- K. Executive Director's Report and Updates:

1. ADC Newsletter

- Mr. Nakatani reviewed the newsletter which features Umi's Farm. Note that he is using an impressive technique of mango tree trellising; something to keep an eye on.
- We are actively moving out abandoned cars off our lands; we also continue to manage fires.

2. Vacant ADC Agricultural Lands

We have discussed with Ms. Shimabukuro-Geiser ideas on ways to help agriculture during COVID-19. We would like to consider re-purposing our vacant lands (about 800 acres) from diversified agriculture to cattle raising for the following reasons:

- We have had a lot of interest from the cattle industry
- We will likely not be receiving funds for infrastructure improvements
- We want to keep fires from becoming a bigger problem

ADC is requesting that Chair form a selection committee to look at vacant lands and develop the parameters for solicitation, and also evaluate the land applications received. The selection committee can be made up of three Board members and two members from other agencies. Mr. Nakatani confirmed that Chair can appoint the committee.

- L. Ohana Best:

1. Update on Ohana Best, LLC vs. State of Hawaii, et al., Civ. No. 19-1-1640-10.

"The Board may go into executive session, pursuant to H.R.S. §92-5(a)(4), to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Motion to enter Executive Session: M.A. Evans / Second: P. Shimabukuro-Geiser

Hearing no questions/objections; motion to approve carried.

Vote: Approved, 10-0

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The Board emerged from Executive Session with no action taken. Ms. Kaichi conducted a second roll call; all Board members were present.

2. Request to Rescind Board Approval Dated January 14, 2014 to Issue a Land License to Ohana Best, LLC for a Portion of the Galbraith Agricultural Lands in Whitmore, Oahu, Tax Map Key (1)7-1-01-05 (por)

Motion to approve: M.A. Evans / Second: P. Shimabukuro-Geiser

No response to call for public testimony.

Hearing no questions/objections; motion to approve carried.

Vote: Approved, 10-0

M. Adjourn

Meeting was adjourned at 10:59 a.m.

Respectfully submitted,

Lori Nakamura
ADC Executive Secretary

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item D

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

August 26, 2020

Subject: Request for Approval to Re-issue Revocable Permit No. RP16-05 to Manoa Honey Company for Storage Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-09 (por)

Applicant: Manoa Honey Company

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: 960 square feet, identified as a portion Building BB

Field No(s).: N/A

Tax Map Key: (1) 7-1-02-09 (por)

Land Status: Acquired by the Agribusiness Development Corporation in 2013

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes: ___ No: X

Character of Use: Storage

Lease/License Term: N/A

Revocable Permit: Month-to-month

Base Rental Rate: \$96.00 Monthly Fee

BACKGROUND:

Manoa Honey Company has been storing apiary equipment in Whitmore since 2017. The company has a processing facility in Wahiawa where they produce pure, raw, premium Hawaiian honey as well as specialty hive products such as fresh bee pollen, comb honey and bees wax. The ADC has also received a letter of interest and application from Manoa Honey Company for space in Whitmore to do their processing. Manoa Honey Company is currently developing its proposal to submit to the ADC Board

Request for Approval to Re-issue Revocable Permit No. RP16-05 to Manoa Honey
Company for Storage Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-09 (por)
August 26, 2020
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for consideration. The Permittee has been a good tenant and payment of rent to the ADC has been made in a timely manner.

The ADC plans to redevelop the area, which may include the removal of the storage building. The ADC proposes to allow the Permittee to continue using of land for its operation on a month-to-month basis until such redevelopment ensues.

RECOMMENDATION:

Approve the reissuance of a revocable permit to Manoa Honey Company in Whitmore, Oahu subject to the following terms and conditions:

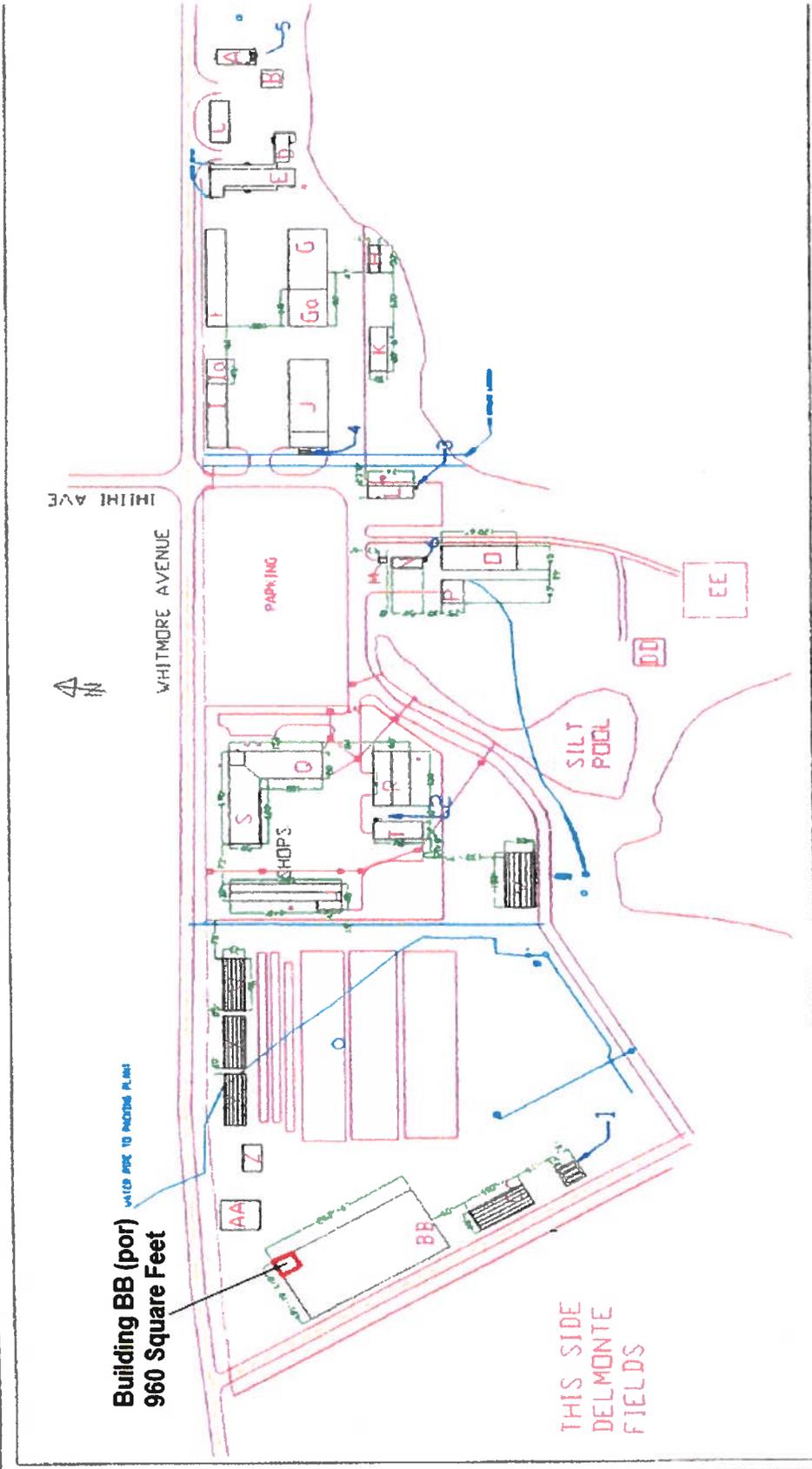
1. The term of this revocable permit shall be on a month-to-month basis;
2. The base rent shall be \$96.00 per month; and
3. No subletting to be permitted without ADC's prior approval in writing.

Respectfully submitted,



James J. Nakatani
Executive Director

Item D
 EXHIBIT A



Building BB (por)
 960 Square Feet

VALED PARK TO PARKING PLANT

THIS SIDE
 DELMONTE
 FIELDS

WHITMORE AR
 Dole Fresh Fruit Con
 Wahiawa, Hawai

Map No. 16-05
 Date: 8/26/20
 Scale: 1" = 100'

HYDRANT
 DRAIN

TANK LEGEND

1. 3 TELONE TANKS
2. 300 gal DIESEL (STEAM WASHER)
3. 200 gal PROPANE
4. 3600 gal WASTE OIL
5. 100 gal PROPANE
6. 300 gal PROPANE

<p>LEGEND</p> <ul style="list-style-type: none"> 1. 100' WASTE OIL TANK 2. 100' WASTE OIL TANK 3. 100' WASTE OIL TANK 4. 100' WASTE OIL TANK 5. 100' WASTE OIL TANK 6. 100' WASTE OIL TANK 7. 100' WASTE OIL TANK 8. 100' WASTE OIL TANK 9. 100' WASTE OIL TANK 10. 100' WASTE OIL TANK 11. 100' WASTE OIL TANK 12. 100' WASTE OIL TANK 13. 100' WASTE OIL TANK 14. 100' WASTE OIL TANK 15. 100' WASTE OIL TANK 16. 100' WASTE OIL TANK 17. 100' WASTE OIL TANK 18. 100' WASTE OIL TANK 19. 100' WASTE OIL TANK 20. 100' WASTE OIL TANK 21. 100' WASTE OIL TANK 22. 100' WASTE OIL TANK 23. 100' WASTE OIL TANK 24. 100' WASTE OIL TANK 25. 100' WASTE OIL TANK 26. 100' WASTE OIL TANK 27. 100' WASTE OIL TANK 28. 100' WASTE OIL TANK 29. 100' WASTE OIL TANK 30. 100' WASTE OIL TANK 31. 100' WASTE OIL TANK 32. 100' WASTE OIL TANK 33. 100' WASTE OIL TANK 34. 100' WASTE OIL TANK 35. 100' WASTE OIL TANK 36. 100' WASTE OIL TANK 37. 100' WASTE OIL TANK 38. 100' WASTE OIL TANK 39. 100' WASTE OIL TANK 40. 100' WASTE OIL TANK 41. 100' WASTE OIL TANK 42. 100' WASTE OIL TANK 43. 100' WASTE OIL TANK 44. 100' WASTE OIL TANK 45. 100' WASTE OIL TANK 46. 100' WASTE OIL TANK 47. 100' WASTE OIL TANK 48. 100' WASTE OIL TANK 49. 100' WASTE OIL TANK 50. 100' WASTE OIL TANK 51. 100' WASTE OIL TANK 52. 100' WASTE OIL TANK 53. 100' WASTE OIL TANK 54. 100' WASTE OIL TANK 55. 100' WASTE OIL TANK 56. 100' WASTE OIL TANK 57. 100' WASTE OIL TANK 58. 100' WASTE OIL TANK 59. 100' WASTE OIL TANK 60. 100' WASTE OIL TANK 61. 100' WASTE OIL TANK 62. 100' WASTE OIL TANK 63. 100' WASTE OIL TANK 64. 100' WASTE OIL TANK 65. 100' WASTE OIL TANK 66. 100' WASTE OIL TANK 67. 100' WASTE OIL TANK 68. 100' WASTE OIL TANK 69. 100' WASTE OIL TANK 70. 100' WASTE OIL TANK 71. 100' WASTE OIL TANK 72. 100' WASTE OIL TANK 73. 100' WASTE OIL TANK 74. 100' WASTE OIL TANK 75. 100' WASTE OIL TANK 76. 100' WASTE OIL TANK 77. 100' WASTE OIL TANK 78. 100' WASTE OIL TANK 79. 100' WASTE OIL TANK 80. 100' WASTE OIL TANK 81. 100' WASTE OIL TANK 82. 100' WASTE OIL TANK 83. 100' WASTE OIL TANK 84. 100' WASTE OIL TANK 85. 100' WASTE OIL TANK 86. 100' WASTE OIL TANK 87. 100' WASTE OIL TANK 88. 100' WASTE OIL TANK 89. 100' WASTE OIL TANK 90. 100' WASTE OIL TANK 91. 100' WASTE OIL TANK 92. 100' WASTE OIL TANK 93. 100' WASTE OIL TANK 94. 100' WASTE OIL TANK 95. 100' WASTE OIL TANK 96. 100' WASTE OIL TANK 97. 100' WASTE OIL TANK 98. 100' WASTE OIL TANK 99. 100' WASTE OIL TANK 100. 100' WASTE OIL TANK 	<p>LEGEND</p> <ul style="list-style-type: none"> 1. 100' WASTE OIL TANK 2. 100' WASTE OIL TANK 3. 100' WASTE OIL TANK 4. 100' WASTE OIL TANK 5. 100' WASTE OIL TANK 6. 100' WASTE OIL TANK 7. 100' WASTE OIL TANK 8. 100' WASTE OIL TANK 9. 100' WASTE OIL TANK 10. 100' WASTE OIL TANK 11. 100' WASTE OIL TANK 12. 100' WASTE OIL TANK 13. 100' WASTE OIL TANK 14. 100' WASTE OIL TANK 15. 100' WASTE OIL TANK 16. 100' WASTE OIL TANK 17. 100' WASTE OIL TANK 18. 100' WASTE OIL TANK 19. 100' WASTE OIL TANK 20. 100' WASTE OIL TANK 21. 100' WASTE OIL TANK 22. 100' WASTE OIL TANK 23. 100' WASTE OIL TANK 24. 100' WASTE OIL TANK 25. 100' WASTE OIL TANK 26. 100' WASTE OIL TANK 27. 100' WASTE OIL TANK 28. 100' WASTE OIL TANK 29. 100' WASTE OIL TANK 30. 100' WASTE OIL TANK 31. 100' WASTE OIL TANK 32. 100' WASTE OIL TANK 33. 100' WASTE OIL TANK 34. 100' WASTE OIL TANK 35. 100' WASTE OIL TANK 36. 100' WASTE OIL TANK 37. 100' WASTE OIL TANK 38. 100' WASTE OIL TANK 39. 100' WASTE OIL TANK 40. 100' WASTE OIL TANK 41. 100' WASTE OIL TANK 42. 100' WASTE OIL TANK 43. 100' WASTE OIL TANK 44. 100' WASTE OIL TANK 45. 100' WASTE OIL TANK 46. 100' WASTE OIL TANK 47. 100' WASTE OIL TANK 48. 100' WASTE OIL TANK 49. 100' WASTE OIL TANK 50. 100' WASTE OIL TANK 51. 100' WASTE OIL TANK 52. 100' WASTE OIL TANK 53. 100' WASTE OIL TANK 54. 100' WASTE OIL TANK 55. 100' WASTE OIL TANK 56. 100' WASTE OIL TANK 57. 100' WASTE OIL TANK 58. 100' WASTE OIL TANK 59. 100' WASTE OIL TANK 60. 100' WASTE OIL TANK 61. 100' WASTE OIL TANK 62. 100' WASTE OIL TANK 63. 100' WASTE OIL TANK 64. 100' WASTE OIL TANK 65. 100' WASTE OIL TANK 66. 100' WASTE OIL TANK 67. 100' WASTE OIL TANK 68. 100' WASTE OIL TANK 69. 100' WASTE OIL TANK 70. 100' WASTE OIL TANK 71. 100' WASTE OIL TANK 72. 100' WASTE OIL TANK 73. 100' WASTE OIL TANK 74. 100' WASTE OIL TANK 75. 100' WASTE OIL TANK 76. 100' WASTE OIL TANK 77. 100' WASTE OIL TANK 78. 100' WASTE OIL TANK 79. 100' WASTE OIL TANK 80. 100' WASTE OIL TANK 81. 100' WASTE OIL TANK 82. 100' WASTE OIL TANK 83. 100' WASTE OIL TANK 84. 100' WASTE OIL TANK 85. 100' WASTE OIL TANK 86. 100' WASTE OIL TANK 87. 100' WASTE OIL TANK 88. 100' WASTE OIL TANK 89. 100' WASTE OIL TANK 90. 100' WASTE OIL TANK 91. 100' WASTE OIL TANK 92. 100' WASTE OIL TANK 93. 100' WASTE OIL TANK 94. 100' WASTE OIL TANK 95. 100' WASTE OIL TANK 96. 100' WASTE OIL TANK 97. 100' WASTE OIL TANK 98. 100' WASTE OIL TANK 99. 100' WASTE OIL TANK 100. 100' WASTE OIL TANK
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DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item E

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

August 26, 2020

Subject: Request for Approval to Re-issue Revocable Permit No. RP16-03 to Royal Palm Contracting & Maintenance Group, Inc. for Agricultural Purposes in Whitmore, Oahu; Tax Map Key (1) 7-1-02-09 (por)

Applicant: Royal Palm Contracting & Maintenance Group

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: 4 acres

Field No(s).: N/A

Tax Map Key: (1) 7-1-02-09 (por)

Land Status: Acquired by the Agribusiness Development Corporation in 2013

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ___ No X

Character of Use: Nursery

Lease/License Term: N/A

Revocable Permit: Month-to-month

Base Rental Rate: \$1,600 Annual Fee

BACKGROUND:

The Royal Palm Group (Permittee) has been renting 4 acres of land (see Exhibit A) in Whitmore since 2010. The Permittee has been a good tenant over the years and initially cleared the four acres of land where the nursery sits today. The land is currently used as a plant nursery and to store equipment.

Request for Approval to Re-issue Revocable Permit No. RP16-03 to Royal Palm Contracting & Maintenance Group, Inc. for Agricultural Purposes in Whitmore, Oahu; Tax Map Key (1) 7-1-02-09 (por)
August 26, 2020
Page 2 of 3

LAND REQUEST:

None.

OPERATIONAL PLAN:

Utilize the 4 acres for their operation nursery operation in Whitmore.

CONSERVATION PLAN:

The Licensee is not required to get a soil conservation plan. Does not apply to this Permit.

CONCLUSION:

The ADC plans to redevelop the area, which includes the 4 acres. The ADC proposes to allow the Permittee to continue using of land for nursery purposes on a month to month basis until the redevelopment ensues.

RECOMMENDATION:

Approve the reissuance of a revocable permit to the Royal Palm Group for 4 acres in Whitmore, Oahu subject to the following terms and conditions:

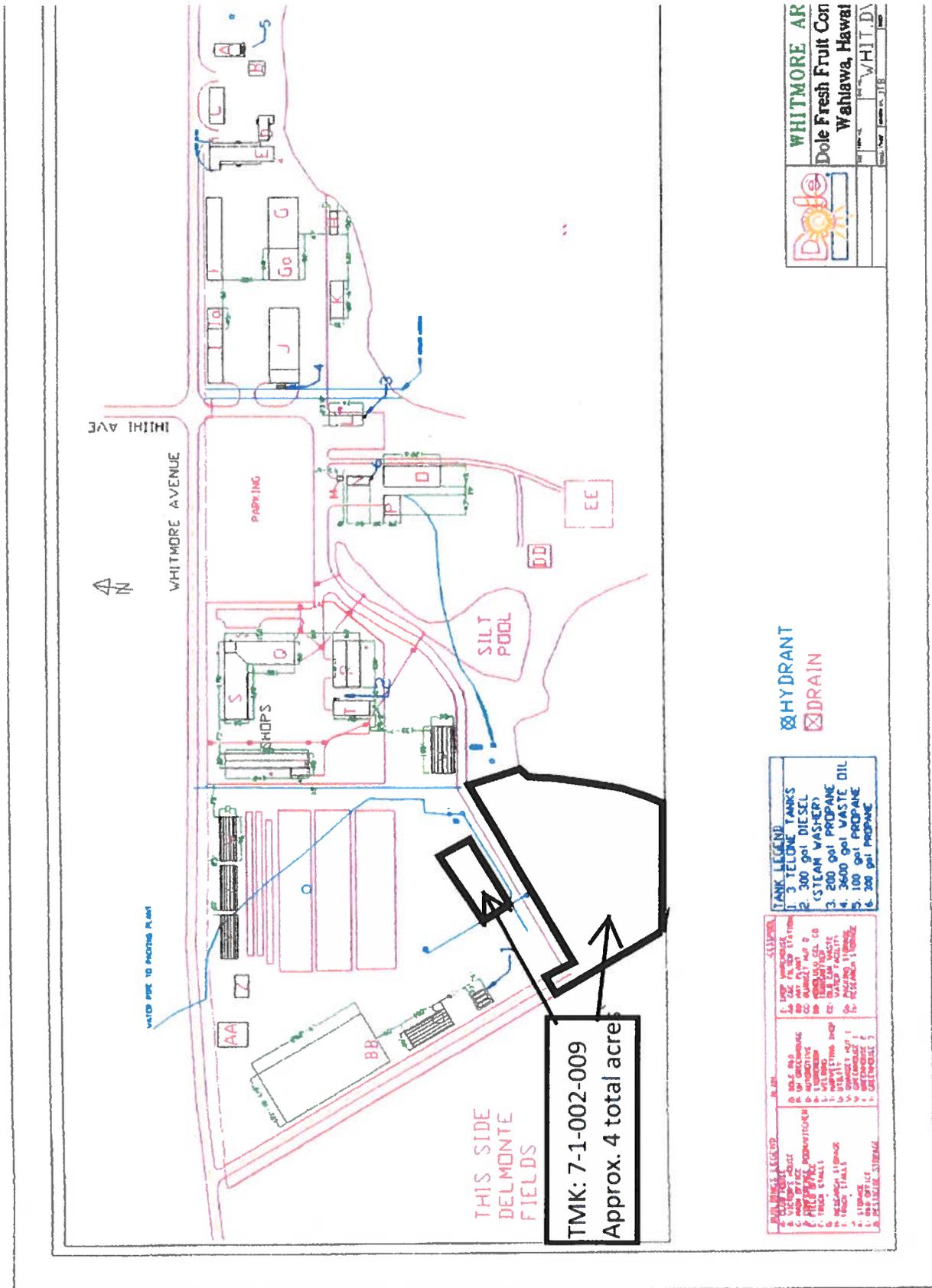
1. The term of this revocable permit shall be on a month-to month basis; and
2. The base rent shall be \$1,600 per year.
3. No subletting to be permitted without ADC's prior approval in writing.

Respectfully submitted,



James J. Nakatani
Executive Director

**Item E
 EXHIBIT A**



WHITMORE AR
Dole Fresh Fruit Con
 Wahiawa, Hawai

Dole

Map No. 7-1-02-09
 Date: 8/26/2020

CLASSIFICATION	DESCRIPTION
1	1000 GAL TELONE TANK
2	300 GAL DIESEL (STEAM WASHER)
3	200 GAL PROPANE
4	3600 GAL WASTE OIL
5	100 GAL PROPANE
6	300 GAL PROPANE

CLASSIFICATION	DESCRIPTION
1	1000 GAL TELONE TANK
2	300 GAL DIESEL (STEAM WASHER)
3	200 GAL PROPANE
4	3600 GAL WASTE OIL
5	100 GAL PROPANE
6	300 GAL PROPANE

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item F

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

August 26, 2020

Subject: Request for Approval to Re-issue Revocable Permit No. RP16-02 to Andros Engineering Corporation for Parking and Storage Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-04 (por)

Applicant: Andros Engineering Corporation

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: 8,800 square feet, identified as Building F

Field No(s): N/A

Tax Map Key: (1) 7-1-02-04 (por)

Land Status: Acquired by the Agribusiness Development Corporation in 2015

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ___ No X

Character of Use: Parking/Storage

Lease/License Term: N/A

Revocable Permit: Month-to-month

Base Rental Rate: \$880.00 Monthly Fee

BACKGROUND:

Andros Engineering Corporation (Permittee) has been renting a parking shed (see Exhibit A) in Whitmore since 2016. The Permittee is a world supplier of specialized agricultural equipment based in California that has three operating in Hawaii since 2014. The Permittee has been a good tenant and payment of rent to the ADC has been made in a timely manner.

The ADC plans to redevelop the area, which may include the removal of the parking shed. The ADC proposes to allow the Permittee to continue using of land for its operation on a month to month basis until such redevelopment ensues.

LAND REQUEST:

None.

OPERATIONAL PLAN:

Utilize parking/storage space for their operation in Whitmore.

CONSERVATION PLAN:

The Licensee is not required to get a soil conservation plan. Does not apply to this Permit.

CONCLUSION:

The ADC plans to redevelop the area, which may include the removal of the parking shed. The ADC proposes to allow the Permittee to continue using of land for its operation on a month to month basis until such redevelopment ensues.

RECOMMENDATION:

Approve the reissuance of a revocable permit to Andros Engineering Corporation for parking area in Whitmore, Oahu subject to the following terms and conditions:

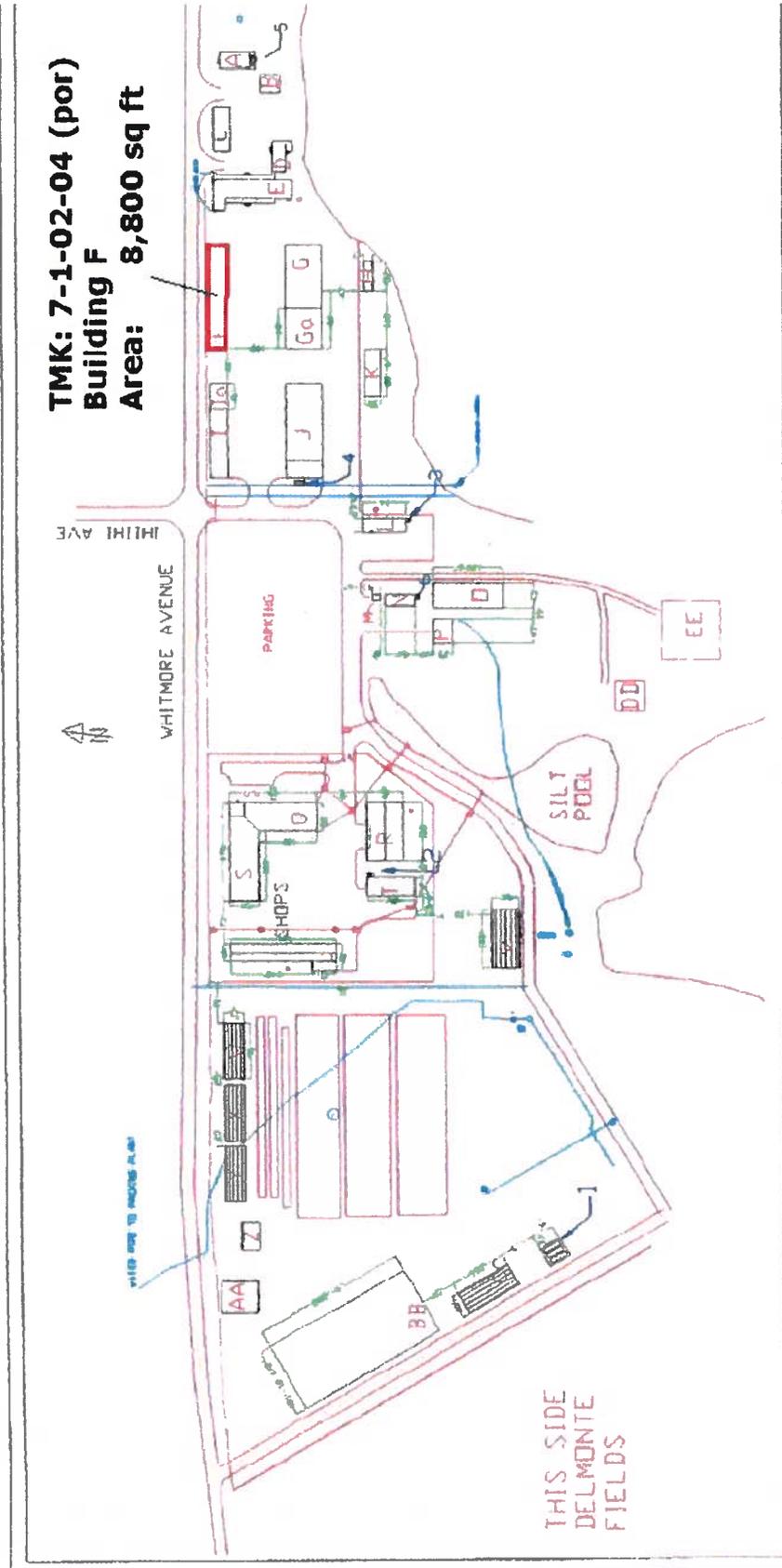
1. The term of this revocable permit shall be on a month-to-month basis;
2. The base rent shall be \$880.00 per month;
3. Permittee shall pay its share of utilities;
4. Permittee may apply for rent credits; and
5. No subletting to be permitted without ADC's prior approval in writing.

Respectfully submitted,



James J. Nakatani
Executive Director

Item F
EXHIBIT A



WHITMORE AR	
Dole Fresh Fruit Con	
Waialeale, Hawai	
Scale: 1" = 100'	Date: 8/26/20
Drawn by: [Signature]	Checked by: [Signature]
Project No. [Number]	Sheet No. [Number]

HYDRANT
 DRAIN

- TANK LEGEND**
- 1. 3 TELLING TANKS
 - 2. 300 gal DIESEL
 - 3. 200 gal STEAM WASHER
 - 4. 3600 gal PROPANE
 - 5. 100 gal WASTE OIL
 - 6. 300 gal PROPANE

- SYMBOL LEGEND**
- 1. 1" = 100'
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 DELMONTE
 FIELDS

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item G

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

August 26, 2020

Subject: Request for Approval to Re-issue a Revocable Permit No. RP17-01 to Andros Engineering Corporation for Office Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-04 (por)

Applicant: Andros Engineering Corporation

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: 132.25 square feet

Field No(s).: N/A

Tax Map Key: (1) 7-1-02-04 (por)

Land Status: Acquired by the Agribusiness Development Corporation in 2015

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ___ No X

Character of Use: Office

Lease/License Term: N/A

Revocable Permit: Month-to-month

Base Rental Rate: \$79.35 Monthly Fee (utilities not included)

BACKGROUND:

Andros Engineering Corporation ("AEC") has been renting office space located in Building E (See Exhibit A) in Whitmore since 2017. AEC is a world supplier of specialized agricultural equipment that has three operating groups; irrigation, research and development, and biotech contract services. AEC also occupies a covered parking shed in Whitmore, identified as Building F, where they store equipment and vehicles.

Request for Approval to Re-issue a Revocable Permit No. RP17-01 to Andros Engineering Corporation for Office Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-04 (por)
August 26, 2020
Page 2 of 3

The Permittee has been a good tenant and payment of rent to the ADC has been made in a timely manner.

LAND REQUEST:

None.

OPERATIONAL PLAN:

Utilize office space for their operation in Whitmore.

CONSERVATION PLAN:

The Licensee is not required to get a soil conservation plan. Does not apply to this Permit.

CONCLUSION:

The ADC plans to redevelop the area, which may include the removal of the parking shed. The ADC proposes to allow the Permittee to continue using of land for its operation on a month to month basis until such redevelopment ensues.

RECOMMENDATION:

Approve the reissuance of a revocable permit to Andros Engineering Corporation in Whitmore, Oahu subject to the following terms and conditions:

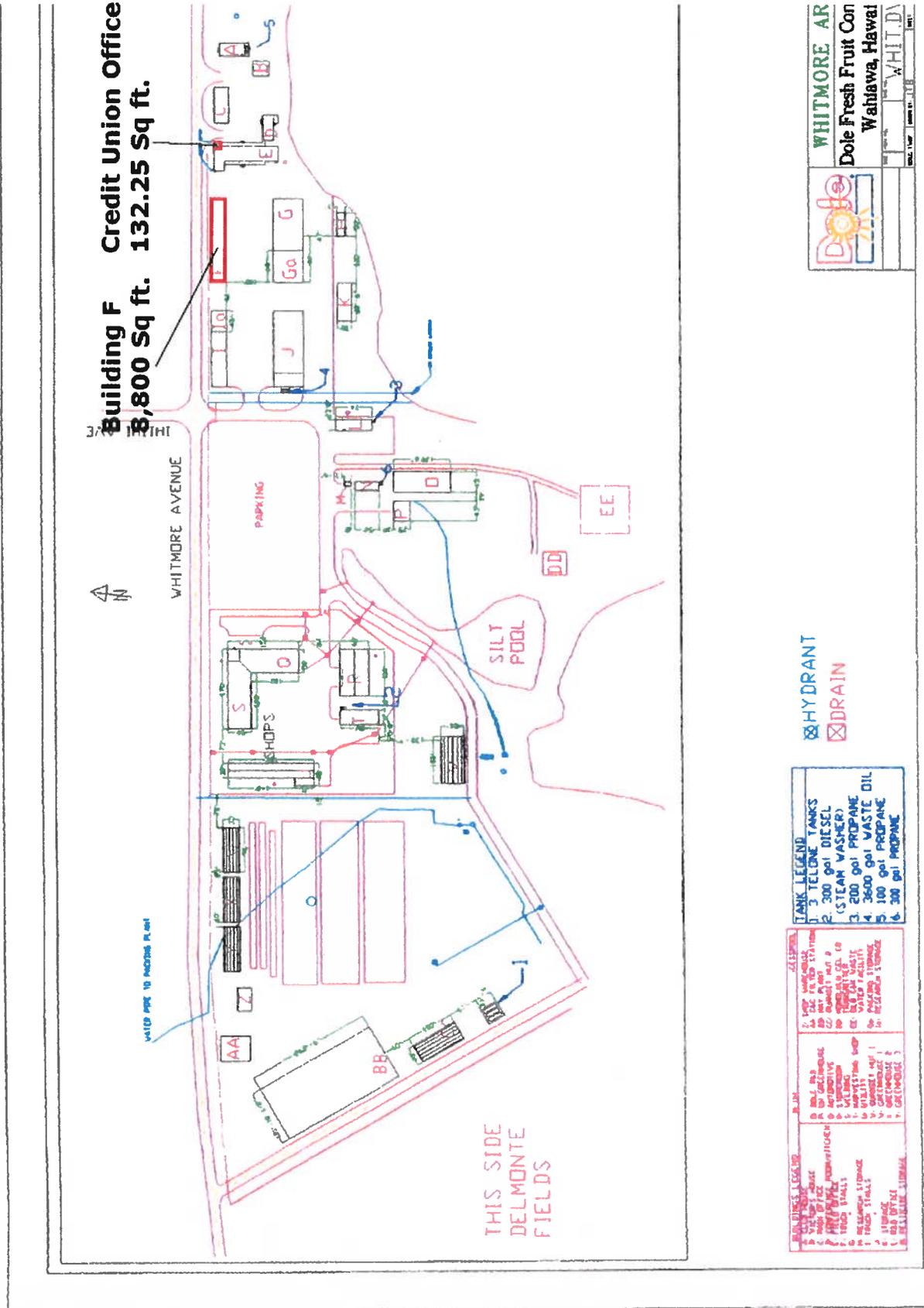
1. The term of this revocable permit shall be on a month-to month basis;
2. The base rent shall be \$79.35 per month;
3. Permittee shall pay its share of utilities (sewer, electricity, and cable);
4. No subletting to be permitted without ADC's prior approval in writing.

Respectfully submitted,



James J. Nakatani
Executive Director

Item G
 EXHIBIT A



WHITMORE AR
 Dole Fresh Fruit Con
 Waialua, Hawaii

DATE: 10/11/17
 DRAWN BY: J. L. E.
 CHECKED BY: J. L. E.
 SCALE: 1" = 100'

- ⊗ HYDRANT
- ⊗ DRAIN

TANK LEGEND

1. 3 TELONE TANKS
2. 300 gal DIESEL (STEAM WASHER)
3. 200 gal PROPANE
4. 3600 gal WASTE OIL
5. 100 gal PROPANE
6. 300 gal PROPANE

PLAN SYMBOL LEGEND

1. 1" DIA. HYDRANT	1. 1" DIA. HYDRANT
2. 1" DIA. DRAIN	2. 1" DIA. DRAIN
3. 1" DIA. VALVE	3. 1" DIA. VALVE
4. 1" DIA. TEE	4. 1" DIA. TEE
5. 1" DIA. ELBOW	5. 1" DIA. ELBOW
6. 1" DIA. CROSS	6. 1" DIA. CROSS
7. 1" DIA. END	7. 1" DIA. END
8. 1" DIA. FLANGE	8. 1" DIA. FLANGE
9. 1" DIA. GATE	9. 1" DIA. GATE
10. 1" DIA. BUSHING	10. 1" DIA. BUSHING
11. 1" DIA. COUPLER	11. 1" DIA. COUPLER
12. 1" DIA. REDUCER	12. 1" DIA. REDUCER
13. 1" DIA. ADAPTER	13. 1" DIA. ADAPTER
14. 1" DIA. BRACKET	14. 1" DIA. BRACKET
15. 1" DIA. HANGER	15. 1" DIA. HANGER
16. 1" DIA. SUPPORT	16. 1" DIA. SUPPORT
17. 1" DIA. ANCHOR	17. 1" DIA. ANCHOR
18. 1" DIA. WEDGE	18. 1" DIA. WEDGE
19. 1" DIA. PIN	19. 1" DIA. PIN
20. 1" DIA. NUT	20. 1" DIA. NUT
21. 1" DIA. WASHER	21. 1" DIA. WASHER
22. 1" DIA. LOCKWASHER	22. 1" DIA. LOCKWASHER
23. 1" DIA. CONE	23. 1" DIA. CONE
24. 1" DIA. CHAMFER	24. 1" DIA. CHAMFER
25. 1" DIA. BEVEL	25. 1" DIA. BEVEL
26. 1" DIA. FLARE	26. 1" DIA. FLARE
27. 1" DIA. ROLL	27. 1" DIA. ROLL
28. 1" DIA. GROOVE	28. 1" DIA. GROOVE
29. 1" DIA. RIB	29. 1" DIA. RIB
30. 1" DIA. RING	30. 1" DIA. RING
31. 1" DIA. COLLAR	31. 1" DIA. COLLAR
32. 1" DIA. FLANGE	32. 1" DIA. FLANGE
33. 1" DIA. GASKET	33. 1" DIA. GASKET
34. 1" DIA. O-RING	34. 1" DIA. O-RING
35. 1" DIA. SEAL	35. 1" DIA. SEAL
36. 1" DIA. STOP	36. 1" DIA. STOP
37. 1" DIA. END	37. 1" DIA. END
38. 1" DIA. FLANGE	38. 1" DIA. FLANGE
39. 1" DIA. GASKET	39. 1" DIA. GASKET
40. 1" DIA. O-RING	40. 1" DIA. O-RING
41. 1" DIA. SEAL	41. 1" DIA. SEAL
42. 1" DIA. STOP	42. 1" DIA. STOP
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44. 1" DIA. FLANGE	44. 1" DIA. FLANGE
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46. 1" DIA. O-RING	46. 1" DIA. O-RING
47. 1" DIA. SEAL	47. 1" DIA. SEAL
48. 1" DIA. STOP	48. 1" DIA. STOP
49. 1" DIA. END	49. 1" DIA. END
50. 1" DIA. FLANGE	50. 1" DIA. FLANGE

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item H

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

August 26, 2020

Subject: Request for Approval to Re-issue Revocable Permit No. RP17-02 to Oceanic Companies Inc. for Parking and Storage Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-04 (por)

Applicant: Oceanic Companies, Inc.

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: 3,850 square feet, identified as a portion Building G

Field No(s).: N/A

Tax Map Key: (1) 7-1-02-04 (por)

Land Status: Acquired by the Agribusiness Development Corporation in 2015

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes: No:

Character of Use: Parking/Storage

Lease/License Term: N/A

Revocable Permit: Month-to-month

Base Rental Rate: \$385.00 Monthly Fee

BACKGROUND:

Oceanic Companies, Inc. ("OCI") is currently occupying a portion of Building G, which is a covered parking shed located within the 257-acre property ("Exhibit A"). OCI's construction project with the City and County of Honolulu to upgrade the Uwalu Wastewater Pump Station has been extended and they have requested an extension of their permit. OCI plans to continue using the area to house a portable office trailer that PSI installed, and a smaller office trailer in the subject area for the duration of the

Request for Approval to Re-issue Revocable Permit No. RP17-02 to Oceanic Companies Inc. for Parking and Storage Space in Whitmore, Oahu; Tax Map Key (1) 7-1-02-04 (por)
August 26, 2020
Page 2 of 3

project, which they intend to remove upon the project's completion. The portable office will be used to house the City inspector, engineer, and OCI project manager/engineer. There will be no construction work done on the premises. The Permittee has been a good tenant and payment of rent to the ADC has been made in a timely manner.

The ADC plans to redevelop the area, which may include the removal of the parking shed. The ADC proposes to allow the Permittee to continue using of land for its operation on a month to month basis until such redevelopment ensues.

RECOMMENDATION:

Approve the reissuance of a revocable permit to Oceanic Companies, Inc. in Whitmore, Oahu subject to the following terms and conditions:

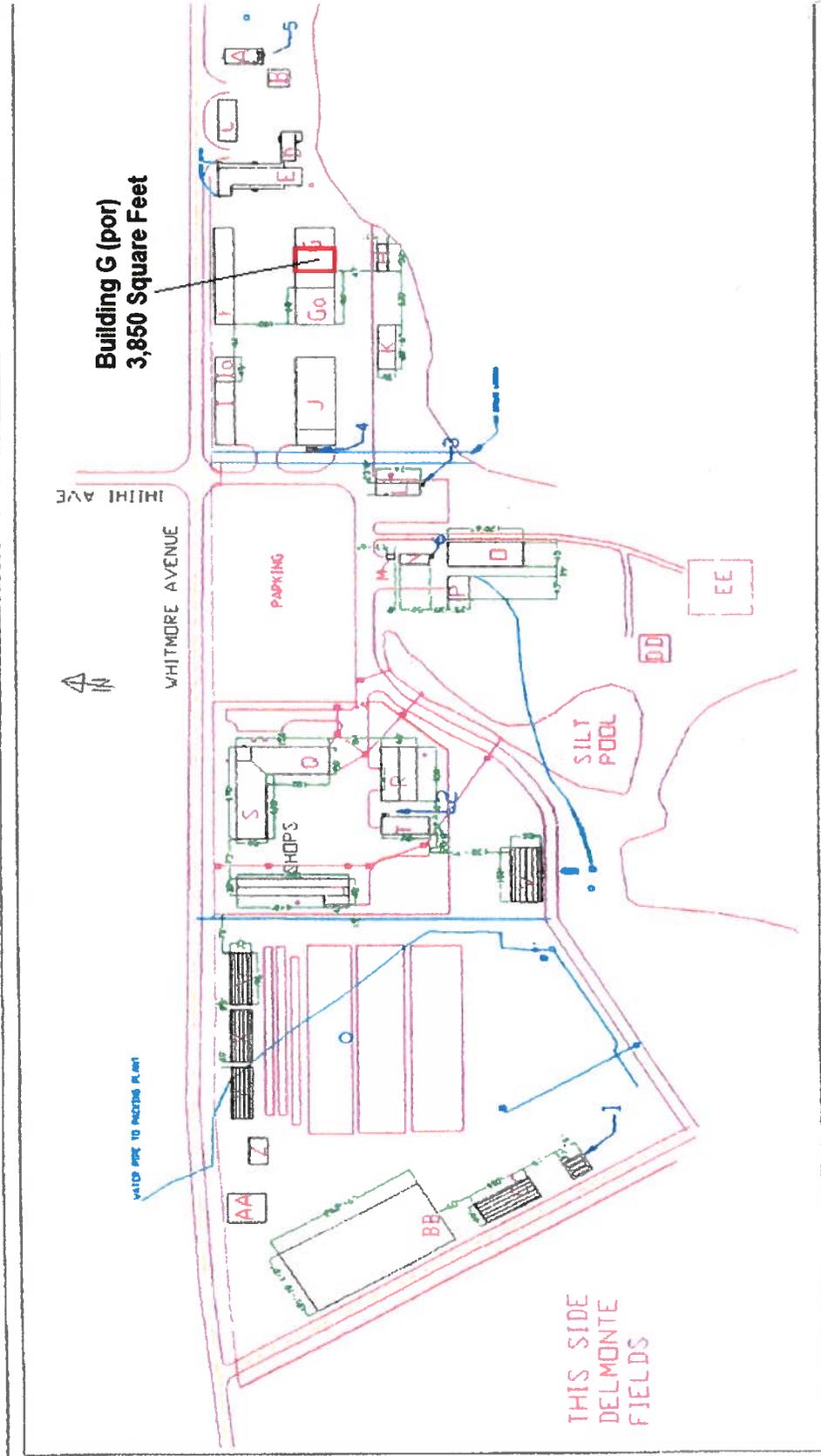
1. The term of this revocable permit shall be on a month-to month basis;
2. The base rent shall be \$385.00 per month;
3. Permittee shall pay its share of utilities; and
4. No subletting to be permitted without ADC's prior approval in writing.

Respectfully submitted,



James J. Nakatani
Executive Director

Item H
 EXHIBIT A



WHITMORE AR
 Dole Fresh Fruit Con
 Wahiawa, Hawaii

Map No. 17-02-04 (por)
 Date: 8/26/2020
 Project: WHIT.DV

⊗ HYDRANT
 ⊗ DRAIN

TANK LEGEND

1. 3 TELDINE TANKS
2. 300 gal DIESEL (STEAM WASHER)
3. 200 gal PROPANE
4. 3600 gal WASTE OIL
5. 100 gal PROPANE
6. 300 gal PROPANE

ASSP/PL

1. POP. WAREHOUSE
2. OIL FILLER STATION
3. DIESEL TANK
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ASSP/PL LEGEND

1. POP. WAREHOUSE
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DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



Item K

JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

ADC Executive Director's Update

August 26, 2020

1. HDOA Strategic Plan

The ADC is participating in discussions to prioritize the State's actions in support of doubling local food production and increasing local food self-sufficiency. These discussions are being administered by the Hawaii Department of Agriculture (HDOA) to gather information from the various departments and agriculture community to develop a strategic plan pursuant to Act 151, SLH 2019. The following are HDOA's upcoming strategic plan and initiatives Zoom meeting dates:

August 26, 2020	5:00 p.m. – 6:30 p.m.
August 27, 2020	5:00 p.m. – 6:30 p.m.
September 29, 2020	5:00 p.m. – 6:30 p.m.
September 30, 2020	5:00 p.m. – 6:30 p.m.

2. Whitmore

For the period of February 27, 2020 to August 5, 2020, ADC staff has trespassed 47 people, 3 of which have resulted in arrest for criminal trespassing and other crimes. With the help of Honolulu Police Department's Wahiawa Community Policing Team, ADC staff has been able to set-up sweeps and regular patrols of the problematic areas. ADC staff is also meeting with an ad hoc community group to get a better understanding of the ongoing problems in the community and to improve community relations. Most recently, ADC staff has been working with ALEA Bridge to offer help to those in need.

3. Legislative Update

The ADC received a \$600,000 appropriation for the Kekaha Bridge Improvements in Kekaha, Kauai. The funds will be used to plan, design, and obtain permitting for the improvements. The bridge was built by the Kekaha Plantation and is comprised of seven (7) old rail bridges located between the old Kekaha Sugar Mill and Kiko Road. These bridges have several known defects and the improvements will ensure the crossings can support standard trucks and heavy equipment for the agriculture operations in Kekaha.