

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020
Via Zoom Teleconference

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 Zoom 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
Kevin Hopkins, Hawaii County Member
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, Ex-Officio Member
Warren Watanabe, Member-At-Large

Counsel Present, virtually:

Valerie Kato, Deputy Attorney General

Guests Present, virtually:

Mr. Mike Faye, Kekaha Agricultural Association
Ms. Stephanie Whalen, Hawaii Agriculture Research Center

Staff Present, virtually:

James Nakatani, Executive Director
Myra Kaichi, Sr. Executive Assistant
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 9:10 a.m.

B. Roll Call

Ms. Kaichi conducted a roll call of the Board. All members present. This also serves as 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.

C. Approval of minutes from the August 26, 2020 virtual meeting

Motion to approve: K. Hopkins / Second: K. Seddon

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 2 of 10

Hearing no comments, motion carried.

Vote: Approved, 10-0

- D. Request for Approval to Amend License No. LI-KA1413 Issued to Laurie Ho to Withdraw up to 7 Acres of Field HSPA 3, More or Less, in Kalepa, Kauai, Tax Map Key (4) 3-9-002-020 (por)

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

No response to call for public testimony.

Mr. Hopkins asked why only 7 acres are being withdrawn if tenant has been non-compliant. Mr. Roe explained that this is a last, good-faith attempt to allow the tenant to come into compliance with lease terms. Mr. Kaichi clarified that staff made the determination to not pursue full revocation because we are not able to administer the land should we take it back. If we withdraw the full acreage, we will need to manage the land and due to the pandemic, we need a County exemption from quarantine just to visit Kauai. This action does send a clear message to all the Kalepa tenants that if you don't start to comply with land utilization plans, you will start losing the land. If the Board wishes to take back the full 19 acres, we can do that but then we will need to find a way to take care of the land. Mr. Nakatani stated that he understood the concern but explained that the cleanest and quickest way to handle this particular situation was to implement the already negotiated agreement the tenant has with Mr. Lin. It is a start to move things along. Mr. Roe mentioned that there are other tenants who are also non-compliant, and we are working with them as well.

Mr. Manuel asked if there is a timeframe for a tenant to come into compliance, i.e. 6 months, a year, what is the recommendation? Mr. Nakatani explained that these are being reviewed on a case by case basis given the area, but we are looking at a plan. We will go back and do subsequent inspections to check on progress, etc. He stated that revoking someone's license is a serious matter and we don't take it lightly.

Mr. Manuel recommended this issue be considered by the Policy Committee to look at how we enforce compliance and create some kind of consistency. Mr. Nakatani shared some of what staff is up against in these situations. When a warning is given, the tenant will do the bare minimum and say they are working on it; and they are paying their rent, so it is not a simple resolution. He acknowledged the Board's concerns and reiterated that this is a start to addressing the non-compliance issues.

Ms. Seddon recommended setting incremental milestones, i.e. at 3 months there is an indication, at 6 months more indications, at 9 months, etc. If tenant hasn't met the milestones at 12 months, their license is revoked. Staff sets the expectations and monitors the progress. It is a fair and reasonable way to manage compliance.

Mr. Schenk asked about the ADC employee on Kauai and if we still have that person? Ms. Kaichi explained that Mr. Sam Lee was a consultant. With funding issues (due to COVID), his contract was not renewed so his services ended as of March. Mr. Roe is our property manager and is managing Kauai. As an employee, his scope is broader than what the consultant could do so property management is more detailed.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 3 of 10

Mr. Haraguchi asked if there is a lot of interest in ag lands in Kalepa? Mr. Nakatani answered, yes there is more interest than we have land.

Mr. Manuel asked if we are pursuing this course of action given the current situation or is it because this is regular practice? Mr. Nakatani reminded the board that we recently had an action rescinded when withdrawing land from a tenant, so the small incremental acreage withdrawal was recommended in this case. Ms. Kaichi stated that while there is a lot of interest in Kalepa land, we don't know how serious the farmers are about farming. We do have long standing relationships (35 years in some cases) with the farmers/ranchers and have encouraged them to work with CTAHR to explore other methods of farming to increase crop production, reduce production costs, and other ways to balance livestock against crops. We hope to bring more innovative ideas to the Board for approval in the coming year.

Mr. Roe explained that shifting small acreage over to Lin's Farm was intentional in that we want to start with a small amount to see how it goes before shifting more acreage.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

- E. Request for Approval to Amend License No. LI-KA1811 Issued to Tainsheng Lin dba Lin's Farm to Include up to 7 Acres of Field HSPA 3, More or Less, in Kalepa, Kauai, Tax Map Key (4) 3-9-002-020 (por)

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

No response to call for public testimony.

Ms. Shimabukuro-Geiser stated that she appreciated the photos provided in the submittals. They are very helpful since we are not able to travel to see the farms. Mr. Haraguchi echoed her comment and also appreciated the good work Mr. Lin is doing on his farm.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

- F. Request for Approval to Amend License No. LI-K1901 Issued to Hawaii Labor Solutions Inc. to Include 40.82 Acres of Field 207, More or Less, in Kekaha, Kauai, Tax Map Key (4) 1-2-002-001 (por)

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

No response to call for public testimony.

Mr. Manuel asked about item 3 of staff's recommendations: Do those fees include water and where does the water come from – Kekaha or Kokee ditch? In future submittals he asked that staff indicate where the water is coming from and how much water is needed to support the crops. Ms. Kaichi asked Mr. Mike Faye of the Kekaha Agricultural Association (KAA) to come forward to help answer the questions. Mr. Faye explained that the water that supplies Field 207 is from the Kekaha ditch system.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 4 of 10

The only water they use from Kokee system is for the mauka fields. The water at fields 207 and 206 can also be obtained from Huluhulunui shaft. He stated there is adequate water and KAA is also looking to use some of the overflow water from keeping the Waiawa reservoir full to provide a second use of the water in these fields. The KAA finds this especially attractive because Field 207 is immediately makai of Field 107 (Pioneer/Corteva incubator program) and makes up a cluster of diversified agriculture fields.

Mr. Manuel asked if KAA meters tenants' water use. Mr. Faye answered, no. Mr. Manuel asked Mr. Roe to find out how much water they are planning to use on the 40 acres. Mr. Roe stated he will find out.

Mr. Hopkins asked about provisions for dealing with run-off given the amount of rain on Kauai. What is the plan to deal with storm run-offs? Ms. Kaichi stated the soil conservation plan is required but the storm run-off is a much bigger issue than the land license due to the Clean Water Act lawsuit. Ms. Kaichi acknowledged the points raised. She responded that ADC will need to look at both building permits and dredging/grading in addition to soil conservation plans. Ms. Shimabukuro-Geiser asked if this applicant has had previous experience with controlled agriculture production? Mr. Roe stated he believes he does – applicant has formerly worked with large companies in Kekaha as a consultant and is a grower himself, with experience in controlled environment agriculture.

Mr. Haraguchi asked about requester's financial capability to manage the build-out? Mr. Roe stated that requester said he is able to self-finance for 1-2 years and has submitted financial info to that effect.

Mr. Haraguchi asked where the photos are from? Mr. Roe stated they are from the applicant as representative of what he is going to be doing.

A member of the public was brought forward after indicating a wish to be speak by a virtual raised hand (phone number ending in 7799). The Board waited for approximately a minute but there was no response from the party.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

- G. Request for Approval to Refer License No. LI-GA1810 Issued to Youming Luo & Dehua Liu to the Department of the Attorney General for Possible Legal Action

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

No response to call for public testimony.

Mr. Hopkins asked what is the time period for when this negotiation has to be completed? Mr. Roe's recommendation is 2-3 months to negotiate the plan. Chair asked for confirmation that there are no plantings. Mr. Roe stated that he observed the tenant dozing and there was a tractor on premises but he did not see any plantings as of yesterday and warned the tenant that they may not want to be investing

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 5 of 10

any more into farming until the board takes action. Chair asked what is 'reasonable time to resolve'? Mr. Roe stated 2-3 months to work out terms and 12-18 months' time allowed to resolve.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

- H. Request for Approval to Amend Lease No. LE-W1502 Issued to Dole Food Company, Inc. to Withdraw 5,460 Square Feet of Building J (por), More or Less, in Whitmore, Oahu, Tax Map Key (1) 7-1-002-004 (por)

Motion to approve: D. Schenk / Second: P. Shimabukuro-Geiser

No response to call for public testimony.

Mr. Manuel asked what is the estimated monthly receivables that we expect from our leases? What are the implications to the overall budget given the credits, offsets, etc. being granted? Mr. Nakatani said we would get back to the board with that information.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

- I. Request for Approval to Amend Revocable Permit No. RP16-01 Issued to Davey Tree Expert Company to Include 5,460 Square Feet of Building J (por), More or Less, in Whitmore, Oahu, Tax Map Key (1) 7-1-002-004 (por)

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

No response to call for public testimony.

Mr. Hopkins asked staff to describe the subject space. Mr. Roe stated it is an open-air warehouse, 2-sides, beams and a roof, and is not in good repair. Rent is \$0.10/sq.ft. per year.

Mr. Manuel asked if the Policy Committee can look at this type of rent-offset situation. In this case, what services are we getting in addition to their normal business activities – does staff feel that the additional groundskeeping and maintenance equates to \$546.00? Mr. Roe explained that the applicant will take care of a much larger area, far in excess of what their actual premises are. Mr. Roe will be meeting with them monthly to review manhours, etc. to be sure the situation remains equitable.

Ms. Shimabukuro-Geiser asked for clarification on the rent amount: page 1 shows \$1,634.40/month; page 2 shows \$546.00/month. Mr. Roe clarified that \$1,634.40 is the current rent amount and the \$546.00 is separate.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 6 of 10

- J. Request for Approval of an Education Facility to be Constructed and Administered by the Hawaii Agricultural Research Center and the Hawaii Agricultural Foundation in Kunia, Oahu, Tax Map Key (1) 9-2-001-011

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

Chair noted that seven letters of support were received from the public.

Chair asked for public testimony. Ms. Stephanie Whalen, Executive Director of Hawaii Agriculture Research Center (HARC), was brought forward.

Mr. Haraguchi asked about Malama Learning Center's (MLC) role in the project, and also what is the relationship, if any, between them and Hawaii Agricultural Foundation (HAF). He stated that he was on the initial Board of MLC and doesn't think there is a conflict. Ms. Whalen explained that a couple of years ago HAF secured funding for this facility on a different site but that didn't work out, so they went back and got funding for this site. Separately, MLC asked HARC for help with a plot to plant plumeria trees for MLC to do lei making as the original site was in jeopardy due to a change in land ownership. Ms. Whalen stated that HARC is a permanent organization and has been around for many years and will continue to be for many years; she suggested that they all come together and have their programs on HARC's site. With the State funding that HAF obtained, there is specific wording that needs to be used in any agreement, which specifies that HAF is in charge. HAF understands and is in agreement that the three organizations will work together to share the facility for the purposes of both conservation and agriculture.

Ms. Shimabukuro-Geiser asked if a formal Memorandum of Understanding (MOU) will be put in place? Ms. Whalen said yes, one is required by the State between HAF and HARC. And there will also be one for the three organizations (HAF, HARC and MLC) on how to schedule and coordinate activities.

Mr. Hopkins wants to ensure that the insurance requirements have been addressed and covered. Ms. Whalen confirmed that HARC is covered and has had students on their property for many years.

Ms. Kaichi clarified that HARC owns the property and ADC along with the NRCS, holds a conservation easement on the property. Liability issues are not concerns of the State. Mr. Manuel asked that in the future, the easement provisions be shared with the Board as he would like to be sure that all conditions are being met. So acknowledged by Ms. Kaichi.

Mr. Schenk asked what is the scale of the project and if all of the funding has been secured? Ms. Whalen stated that the grant in aid amount is \$150,000 and confirmed that there are sufficient funds to do what they are planning.

Ms. Whalen addressed the previous conservation easement discussion by explaining that the easement has been in place for several years and that there is an annual, third-party inspection that is conducted by an inspector approved by ADC and HARC, at which time HARC has to demonstrate compliance with all of the conditions. Mr. Manuel commended HARC's good work and said that seeing the inspection's compliance rating would have been a good addition to the submittal.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 7 of 10

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

K. 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: K. Hopkins / Second: D. Schenk

No response to call for questions.

Hearing no objections, motion carried.

Vote: Approved 10-0

The Board emerged from Executive Session with no action taken.

Ms. Kaichi conducted a second roll call. All members present.

Chair asked for any public comments or questions regarding Board's exit into Executive Session. There were none.

L. Request for Approval for Establishment of Two Investigative Committees Pursuant to Article 4, Section 3 of the ADC Bylaws and HRS Section 92-2.5(b)(1): 1) Tenant Review and Recommendation Committee; and 2) Agricultural Policy Committee

Chair re-stated her presentation initially made at the August 26, 2020 ADC Board of Directors meeting, in which she established two investigative committees:

1) Tenant Review and Recommendation Committee

Members: Lloyd Haraguchi, Fred Lau, Warren Watanabe, Jari Sugano (UH CTAHR Extension, Oahu County Administrator), PO Yung Lai (City & County of Honolulu Agriculture Liaison). Assisted by staff: Ken Nakamoto and Lyle Roe.

The scope of the committee's duties are as follows:

1. Develop criteria for the qualification and selection of potential tenants of vacant ADC agricultural lands on Oahu.
2. Develop a fair and effective solicitation processes for the submission of applications.
3. Upon completion of the solicitation process, review and evaluate the applications received in accordance with the qualification and selection criteria and select the best applicants.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 8 of 10

2) Agricultural Activity Policy Committee

Members: Doug Schenk, Kevin Hopkins, Karen Seddon. Assisted by staff: Myra Kaichi and Lyle Roe.

The scope of the committee's duties are as follows:

1. Present data or anecdotal information about
 - a. Constantly evolving market demands for different types of agricultural commodities, both in the State, and for possible export.
 - b. Burdens and hardships on ADC tenants who strive to grow and increase diversified agricultural crops and livestock.
2. Provide information about the current conditions of different crops or livestock
 - a. Identify the tension between competing agricultural activities.
 - b. Develop a system for determining when a particular use should be favored over another.
 - c. May consider whether a list of criteria may be the most effective, or whether a level of projected success is more favorable. It may find other ways to balance these competing requests.
3. Investigate the various situations in which existing ADC tenants provide infrastructure improvements and services which ultimately benefit the State of Hawaii, for which benefit the tenant may request rent credit or other forms of compensation. It shall develop standards and criteria that the ADC board may consider in deciding these requests.
4. *(added as a result of discussion earlier in the meeting)* Policy on when or how much time to allow a licensee to come into compliance, or to default or to terminate.

Each member of these two committees is authorized to take all actions necessary and to work with ADC staff to ensure that all actions of their respective committees are conducted in accordance with Chapter 92, HRS, and are within their defined scope, as stated. They shall each elect a committee chairperson. The committee chairperson will present all resulting findings and recommendations to the entire ADC board at a future duly noticed board meeting no later than January 20, 2021.

Ms. Kaichi asked that Chair consider adding an item to the scope: Policy on when or how much time to allow a licensee to come into compliance, or to default or to terminate.

Motion to approve: K. Manuel / Second: K. Hopkins

No response to call for public testimony.

Mr. Manuel thanked Chair for forming the Committees and the members for participating. The work will be valuable to the Board.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 9 of 10

Mr. Hopkins asked about HRS 92 – would like guidance on that. Ms. Kato responded that the mention of HRS 92 refers to the creation of the committees. She can provide guidance as to how to conduct the committee's interactions.

Mr. Schenk asked about a State long range plan for agriculture that goes back decades that he recalls seeing recently. He thinks it will be helpful for the Committees. Ms. Evans asked if this is the Strategic Plan that the Department of Agriculture (DOA) is currently working on? Ms. Shimabukuro-Geiser thinks it is probably something different and asked for more information.

Mr. Schenk stated it will be helpful to align ADC's objectives with the State's focus when forming ADC's policies. Ms. Shimabukuro-Geiser explained that ADC is an attached agency to the DOA and has four priority actions which are included in the department's strategic plan to double local food production. The Strategic Plan is currently under review as there are two more public zoom webinars. They will then collect public comments until October 2. The department will also take into consideration recent impacts of COVID19. DOA will then report to the Legislature by the end of December. The last plan was done in 2008 in a SWOT plan whereas this plan will be a more formal report. Ms. Shimabukuro-Geiser thinks the plan Mr. Schenk is referring to is a different source; could it be the Governor's 2014 Agriculture Action Plan? If Ms. Shimabukuro-Geiser can locate a full copy of that plan, she will forward it onto the Board.

Ms. Shimabukuro-Geiser shared that DOA has contracted with UH Hilo to perform GIS mapping of agriculture production. They have completed City & County of Honolulu and Hawaii County and DOA wants to try to add Kauai County if funding allows. The counties were selected based on the 2017 value of agriculture production sales and to map just the two counties costed more than the \$100,000 provided by the Legislature; the additional funds came from DOA's barrel tax monies.

Mr. Schenk asked if this Board can see the DOA Strategic Plan before it goes to the Legislature? Ms. Shimabukuro-Geiser explained that they are required to work with the Governor's Office on this so she can share a copy once it has been filed with the Legislature.

Hearing no further questions nor objections, motion carried.

Vote: Approved 10-0

M. Executive Director's Update

Mr. Nakatani provided an update on the following items:

- 1) HDOA Strategic Plan: There are two more sessions next week and he encourages the Board to join in if possible. If you are interested in participating, contact Ms. Shimabukuro-Geiser's assistant as she is coordinating participation of Board members to ensure compliance with the Sunshine Law. Send an email to Ms. Gayle Nakamura at gayle.m.nakamura@hawaii.gov.
- 2) Galbraith Update: KITV featured one of our tenants, Ms. Shin Ho, (of Ho Farms) and how she is dealing with the pandemic situation. The story is inspiring and worth a read.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on September 23, 2020

Via Zoom Teleconference

Page 10 of 10

Link: <https://www.kitv.com/story/42578447/diversity-and-flexibility-is-how-an-oahu-farm-is-surviving-during-the-pandemic>

- 3) Legislative Update: Fortunately, we are working on the Christian Crossing in Kalepa which is part of a vital route of getting to the other side of the island; should this bridge go down there is no other way to get there. We are still awaiting funding (\$600,000) for the Kekaha plantation bridges.

N. Adjourn

Motion to adjourn meeting: K. Manuel / D. Schenk

Hearing no objections, motion carried.

Vote: Approved 10-0

Meeting was adjourned at 11:15 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

December 16, 2020

Subject: Request for Approval to Refer License No. LI-KA1413 Issued to Laurie Ho to the Department of the Attorney General for Possible Legal Action

Applicant: Laurie Ho

Authority: Section 163D-4(a)(1), (5), Hawaii Revised Statutes

Area: 19 acres, more or less

Field No. HSPA 3

Tax Map Key: (4) 3-9-002-020 (por)

Land Status: Encumbered by Governor's Executive Orders 4328 and 4401 to the Agribusiness Development Corporation for agricultural purposes.

Trust Land Status: Section 5(b) lands of the Hawaii Admissions Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes X No

Character of Use: Diversified Agriculture

Lease/License Term: 35 years (currently in year 5)

Revocable Permit: N/A

Base Rental Rate: \$100.00/acre/year

BACKGROUND:

At its meeting on January 14, 2014, the Board of the Agribusiness Development Corporation ("ADC") approved a land request from Laurie Ho ("Licensee") for the 19 acres of HSPA 3 (see "Exhibit A"). The Licensee's expressed intent was to grow breadfruit on approximately 10 acres of the premises, primarily as an ingredient for local beer and spirits in collaboration with Kauai Brewers, LLC. Additional plantings on the remaining 9 acres were to include lilikoi, lemongrass, ginger, olena, and awa to be used as botanical flavorings. Following the approval of the land request, License No. LI-KA1413 (the "License") was executed on March 17, 2015, effective December 1, 2014, and included the land utilization plan and map

Request for Approval to Refer License No. LI-KA1413 Issued to Laurie Ho to the
Department of the Attorney General for Possible Legal Action
December 16, 2020
Page 2 of 9

submitted by the Licensee (see "Exhibit B") that noted the property would be in full production by 2018. The License terms include a 70% rent discount (ADC land in Kalepa is typically licensed at \$100/acre/year for diversified agriculture) for years 1 – 5 in order to allow the Licensee additional start-up capacity in order to achieve full production.

Almost immediately, however, subsequent inspections by ADC staff documented little to no agricultural activity by the Licensee on the premises. Failure to utilize the premises to the terms of the utilization plan, abandoned vehicles, and illegal subletting have been documented by ADC's Kauai-based property consultant and staff. A recent inspection of the property by staff on September 3, 2020 documented non-performance including premises completely overgrown with guinea grass, few observed breadfruit trees (the ones observed were unpruned, appeared to be abandoned, and were nearly mistaken as overgrowth) or other crops on any portion of the premises, failure to maintain the portion of the Hanamaulu Ditch which abuts the premises, an overgrown farm road that was nearly unrecognizable as a farm road, and abandoned vehicles that have still not been removed (see "Exhibit C").

On September 23, 2020, the Board authorized the withdrawal of up to 7 acres of HSPA 3 from the License to be assigned to another tenant. To date, the Licensee has not signed the amendment. Staff noted at the September meeting that this arrangement represented a "one last chance" opportunity for Licensee to bring the premises into compliance with the terms of the License.

On November 9, 2020, ADC issued a Notice of Default & Demand to Licensee, giving her 60 days to come into full compliance with the terms of the License, utilization plan, and conservation plan; that deadline is January 8, 2021.

LAND REQUEST AND DISCUSSION:

Given the lack of communication from Licensee regarding her License and premises, and the long-term nature of the breeches, it is uncertain if full remediation is possible within the time allotted. Staff is requesting approval for referral of the License in the event Licensee fails to meet the deadline. Should the Licensee fail to comply by the deadline, legal action may be initiated by the Department of the Attorney General. Alternately, should the Licensee opt to terminate the License, there are certain terms and conditions which survive in the case of termination, including cleanup and remediation of the premises, which may require legal enforcement.

RECOMMENDATION:

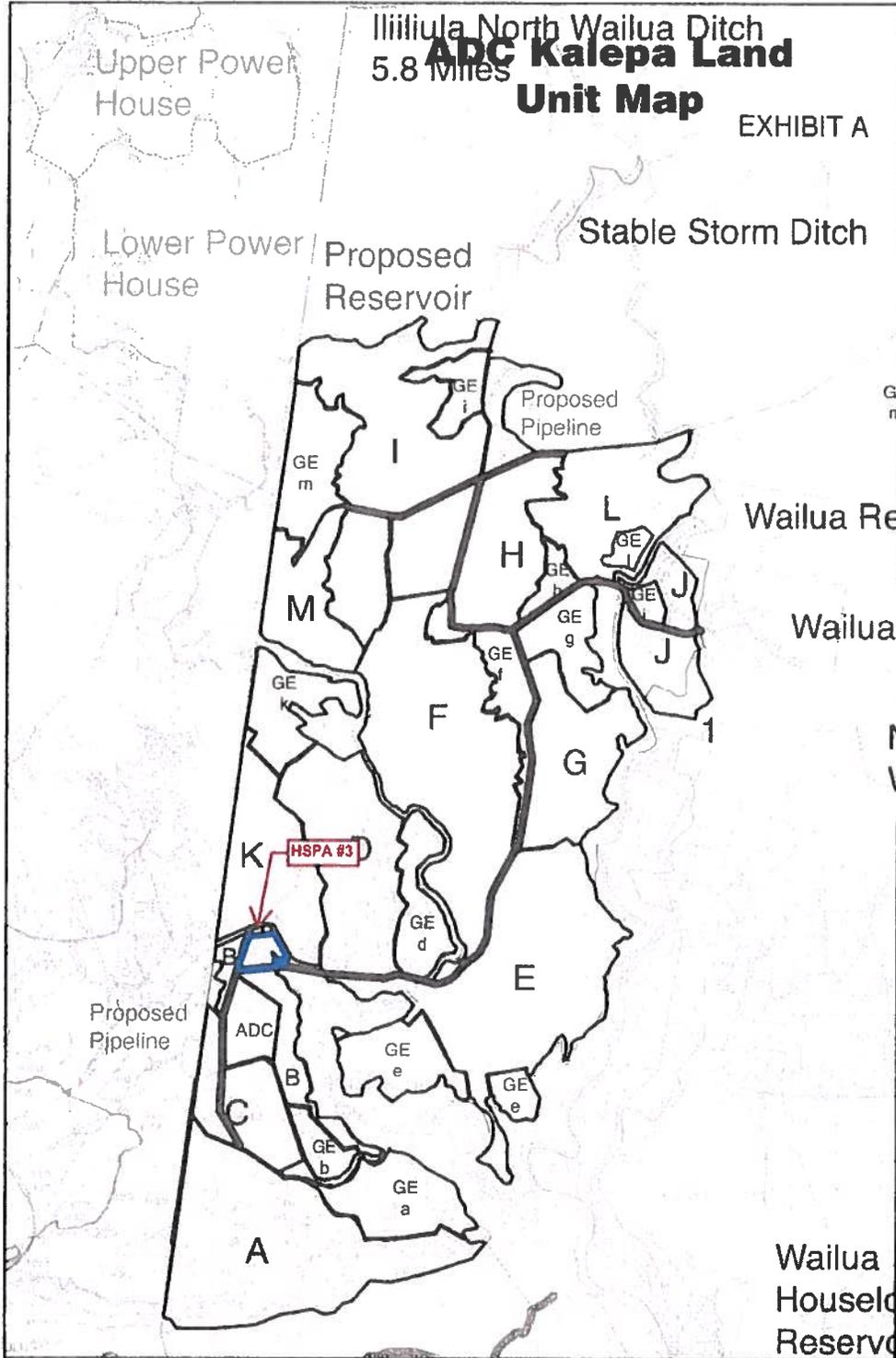
Staff recommends that the Board approve the referral of License No. LI-KA1413 issued to Laurie Ho to the Department of the Attorney General for possible legal action in the event the Licensee fails to remedy the non-performance concerns within the time permitted by the License, or if she opts to terminate the License.

Respectfully submitted,



James J. Nakatani
Executive Director

EXHIBIT A



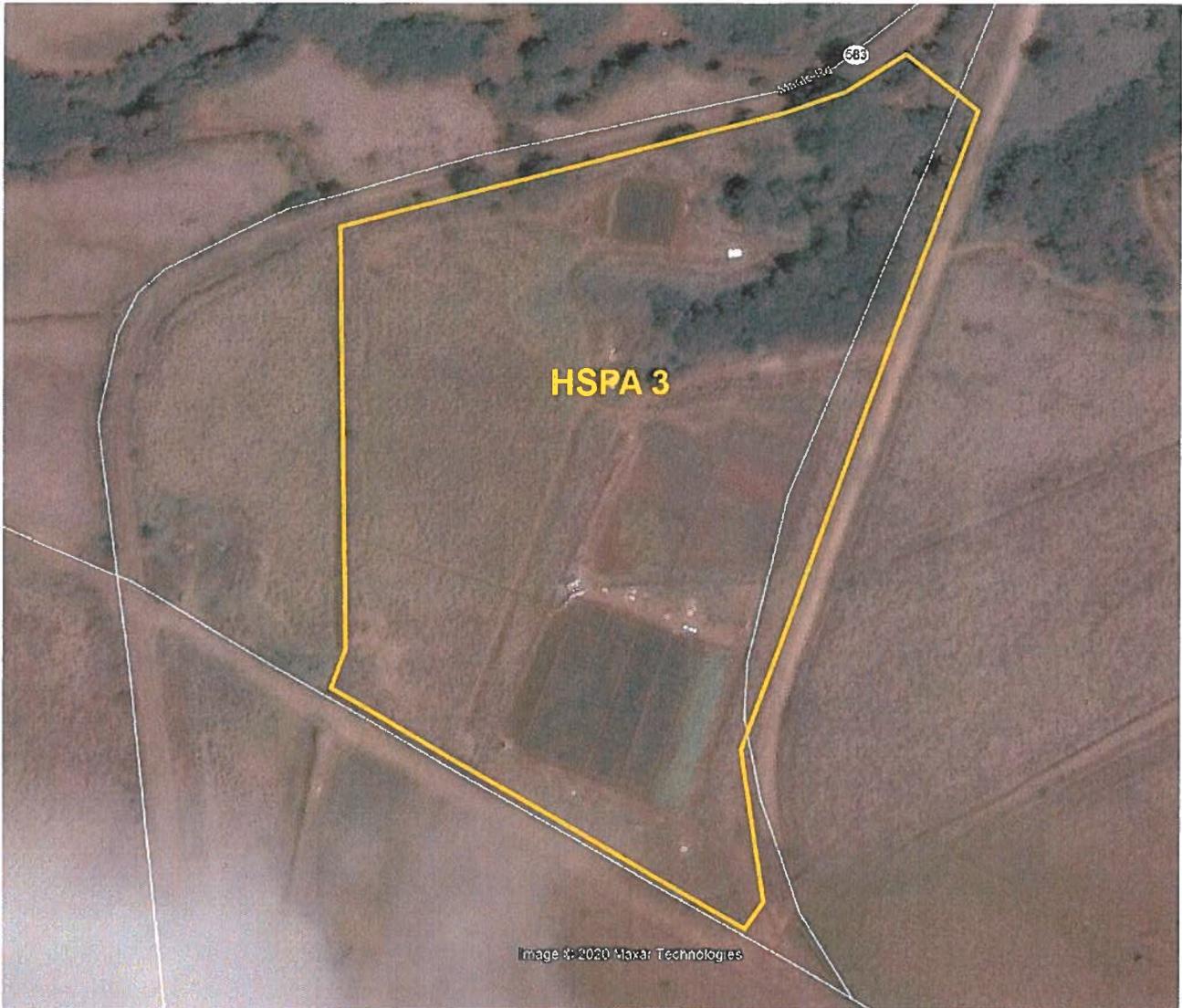


EXHIBIT B

Sales/Marketing Plan

Working with Kauai Brewers, LLC to develop Sales and Marketing plans.

Operations Plan

ADC Kalepa Unit HSPA 3 is located on Ma'alo road, east of the 3 mile marker, in TMK 4-3-9-2, on a 17± acre (USDA-Farm Service Agency estimate) portion of the HSPA's Lihue Variety Station. Previously, water has been delivered by a dedicated 3.2 mile, 0.5mgd surface irrigation system. The property is also bordered on the west & south by a section of the Hanama'ulu Ditch. Presently, Irrigation water is trucked in. The Mean Annual Rainfall is 65 inches. Elevation is 283 feet above sea level.

Total arable acres are 10±. Buffer zones, roadways, tractor shed, ditches, sumps, and lihi, consist of the remainder.

The plan is to plant 140 trees on two acres in 2013, use the vegetative material from this test plot to propagate 420 trees for the remaining eight acres, which will be planted in increments starting in late 2014. The plan is to have the eight acres planted to ulu trees by the end of 2015. Spacing will be 25' x 23', staggered. Land disturbance is minimal. Rows will be ripped to a depth of 24", existing Albizia trees will be used to provide shade the young ulu trees and to fix nitrogen for the ulu trees. The Guinea grass will be crimped and used as a composting mulch to control weeds and conserve moisture. Total expenses for establishing two acres are \$6,575.12.

Other crop plantings will include lilikoi, lemongrass, ginger, olena, and awa. These will be used as botanical flavorings. To take advantage of spent brewer's lauter, livestock production is also being considered.

Maintenance for years 1-3 will consist mainly of vegetation control, and Albizia removal. A part-time Manager will be hired, and labor will be on an as needed bases. Years 3-5, because of the nature of a new industry, management and labor will be adjusted to the work load.

Long term improvements planned and needed to make this venture feasible include: Installing a 2000 foot perimeter fence for feral pig control, risk management purposes and reducing liability; work with East Kauai Water Users' Cooperative and Kalepa Coalition to reconstruct and repair sections of the HPSA/Hanama'ulu ditches to re-establish consistent water source to ADC Kelepa Unit HSPA 3; install a permanent in-field irrigation system.

Organization and Management and Development Plan

At this time, Kalepa Ulu is a Sole Proprietorship.

Financial Plan

See attached



Total Acreage= 17.37 Arable Acreage= 9.69 Roads, Ditches, Sumps, Buffers, Lih= 7.41 Acres

Ulu Planting Schedule: 2013- Fields 1,2,3 2014-Fields 4,5 2018- Full Production

EXHIBIT C



1. Abandoned Vehicle on Premises Access Road



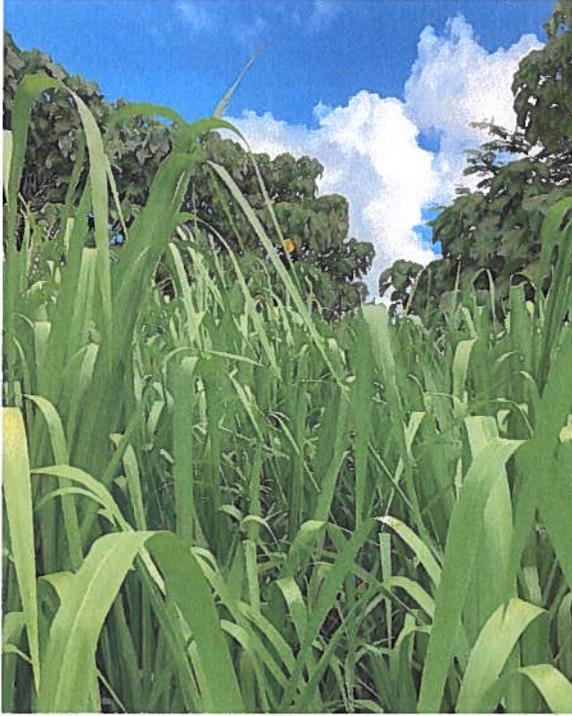
2. Abandoned Vehicle on Premises Access Road



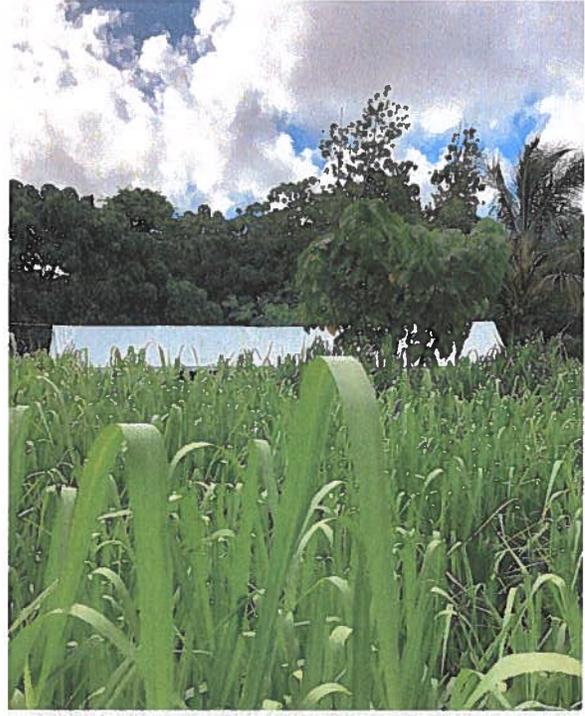
3. Equipment Inside Derelict Canopy Tent



4. Center of the Premises Looking East



5. North Boundary of Premises Looking South



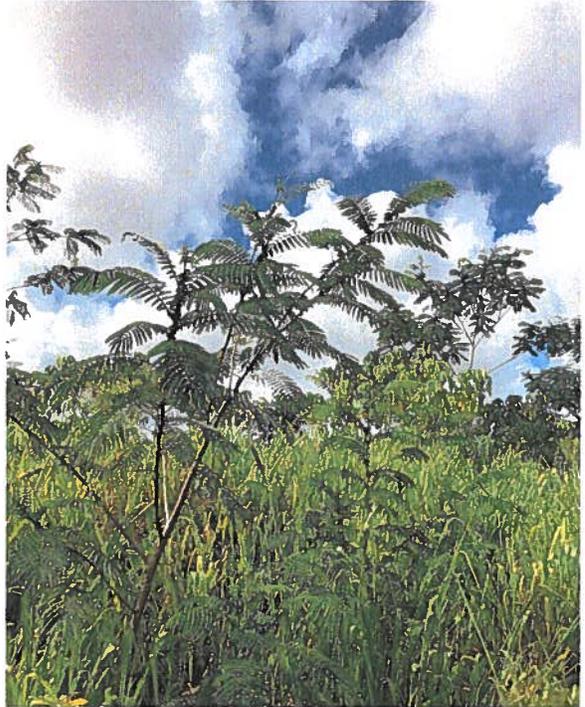
6. Overgrown Field with Tent, Possible Ulu



7. Middle of Premises Looking South



9. Center of Premises Looking South



8. Eastern Boundary of Premises Looking West

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

December 16, 2020

Subject: Presentation of the ADC Tenant Review and Recommendation Committee's Findings and Recommendations for Developing a Solicitation to Interested Farmers

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

BACKGROUND:

The Agribusiness Development Corporation (ADC) is preparing to solicit applications from interested farmers and cattle ranchers to fill its vacant agricultural lands on Oahu. The ADC Tenant Review and Recommendation Committee ("Review Committee") has been asked to help ADC to 1) Develop criteria for the qualification and selection of potential tenants of vacant ADC agricultural lands on Oahu, 2) Develop a fair and effective solicitation processes for the submission of applications and 3) Upon completion of the solicitation process, review and evaluate the applications received in accordance with the qualification and selection criteria and select the best applicants. The objective is to refine the Request for Applications Notification and the Rating Sheet for Applications to ensure ADC retains highly qualified agricultural operators who can help the State increase local food production.

The Review Committee met with ADC staff virtually to examine ADC's current the solicitation process, application requirements, and selection criteria to determine which of these can be improved for better applicant screening.

FINDINGS

Finding #1:

The current Request for Applications notification lacks information about the available parcels. The committee has reason to believe that the applicants may not have enough information about the availability of water and condition of the land to develop a sound proposal. Information such as the condition of the land, source of water, water quality, easements, and distance to the water source were not included.

Finding #2:

More emphasis or weight needs to be placed on farming practice when screening applications. This qualification should be considered as a high priority. Most of the problems and challenges ADC is facing is caused by farmers who lack these qualifications.

Finding #3:

A minimum size for field crops should be established to ensure the farmer has enough area to implement crop rotation with cover crops and other non-food crops for pest mitigation. Furthermore, the committee believes it's important that the farmer has enough farmland to achieve the economies of scale.

Finding #4:

Information about who operates the water infrastructure is needed to inform the applicant who they would need to contact for more information about the type of agreement, access, availability, and delivery of irrigation water to the parcels.

RECOMMENDATIONS

The discussion has suggested that revisions to the Request for Applications notification is needed. With this report is the draft request for applications that incorporates the committee's recommendations for the Board's review and consideration. The committee's recommendations are summarized below:

Recommendation #1:

Making certain changes to the Request for Applications notification by including more information about the location, water source, condition of the parcels and technical non-substantive changes. Include a site visit, so applicants can observe the current state of the farmland.

Recommendation #2:

Amend the rating sheet for applications to place emphasis/weight qualifications on categories deemed high priority. Changes to the rating sheet include the following:

- Adjust the weighted scale in the rating sheet to place more weight (+5 points) on farming practices; and
- Combine in Finance, "Adequate Financing" and "Project Cash Flow" into one category entitled, "Adequate Financing" for a total weight of 40 points to remove redundancy in the sub-categories.

Recommendation #3:

Propose a minimum size of 100 acres for field crops.

Recommendation #4:

Making certain changes to the Request for Applications notification by including information about who operates the water infrastructure.

Presentation of the ADC Tenant Review and Recommendation Committee's Findings
and Recommendations for Developing a Solicitation to Interested Farmers
December 16, 2020
Page 3 of 13

CONCLUSION

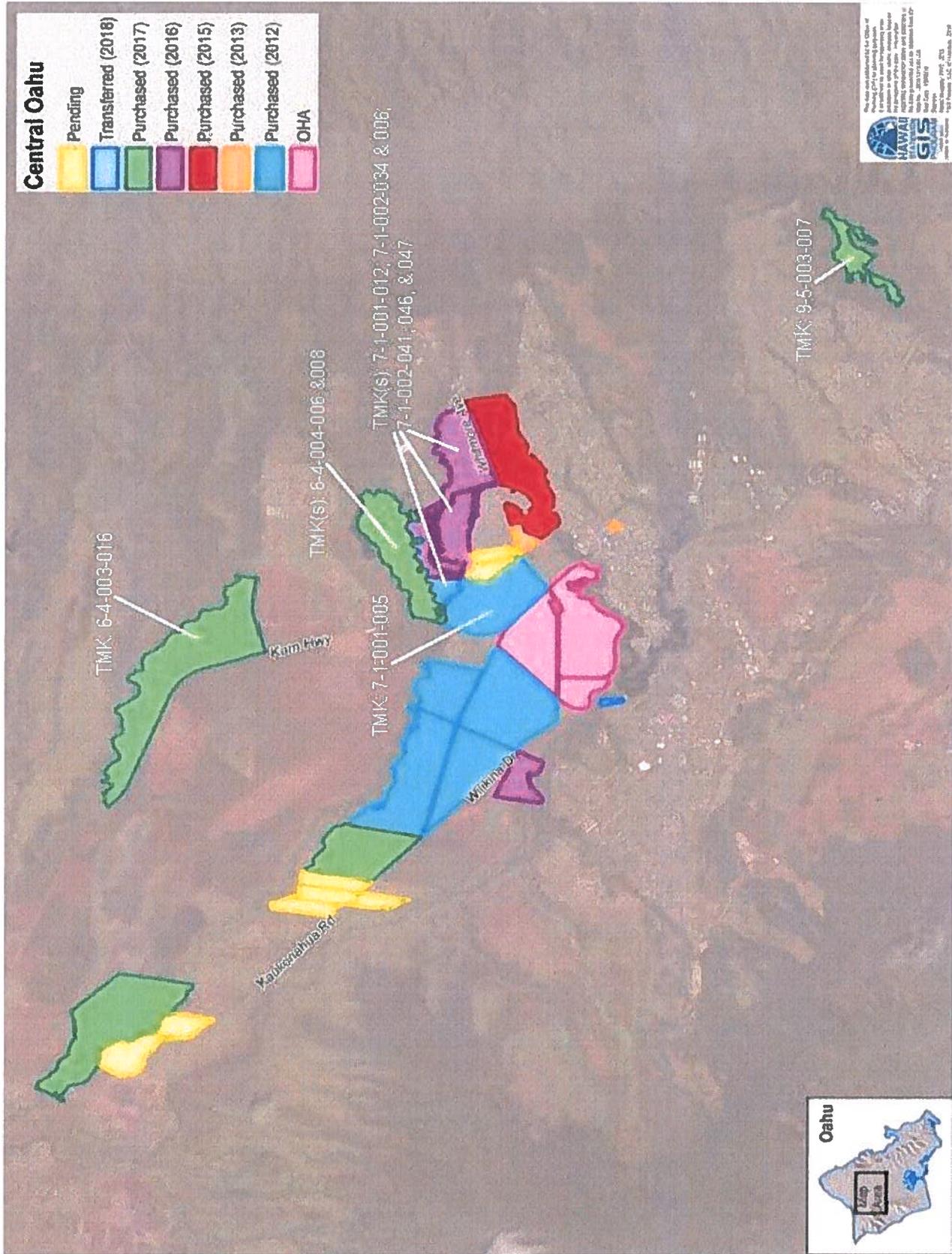
ADC's goal is to develop a process to find the most qualified applicants and award land licenses to agricultural operators who can help ADC double the local food production. Refining the Request for Application notification and including the committee's recommendations will ensure the interested applicants are well-informed of the condition of the farmland and requirements prior to applying for a land license. A request to adopt the recommendations of the Review Committee for developing a solicitation to interested farmers shall be presented at the next ADC Board meeting.

Respectfully submitted,

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a horizontal line extending to the right.

James J. Nakatani
Executive Director

Presentation of the ADC Tenant Review and Recommendation Committee's Findings and Recommendations for Developing a Solicitation to Interested Farmers
December 16, 2020
Page 4 of 13



**Agribusiness Development Corporation
Rating Sheet for Applications**

Applicant's Name: _____

Instructions:

The ADC seeks to award its Licenses to applicants based on merit. The following is a list of preferred qualifications to assist the ADC in distinguishing between suitable and highly qualified applicants. For each of the following categories (1-5), award points to the applications that exemplify superior or exceptional characteristics that contribute to the specific criterion.

1. Experience:

Does the applicant have farming experience? The applicant should have a minimum of 5 years of experience.

Farming Experience 15 pts ____

2. Marketability of Product:

Do the crops selected appeal to consumers and will they generate profit? The crops should be able to contribute towards the State's goal of replacing import crops, be produced and sold for a price that is profitable and have an established market.

Demand/Market Size 10 pts ____

Import replacement 10 pts ____

3. Finance:

Has the applicant demonstrated adequate financial ability? The applicant should provide reliable cash flow projections that show the financial state of their operation. The applicant should have adequate capital (cash and/or line of credit, etc.) to meet all cash requirements outlined in their business plan and utilization plan.

Adequate Financing 40 pts ____

4. Business Plan:

Has the applicant demonstrated adequate goals and strategies to achieve them? The applicant's business plan should provide a formal statement of business goals, reasons they are attainable, and plans for reaching them. The plan should also include background information about the business, organization, partners, or team attempting to reach those goals.

Business Plan 15 pts ____

- a) Timeline
- b) Production Schedule
- c) Organizational structure

Agribusiness Development Corporation
Rating Sheet for Applications
Page 2

5. Farming Practices:

Does the applicant's operation meet basic regulatory requirements and industry standards regarding safety and sanitation? It is highly recommended that the applicant's operation complies with food safety and good agricultural practices standards, or have plans to meet these standards in the near future.

Good Agricultural Practices 10 pts ____

TOTAL POINTS: _____ (Maximum 100 points)

Comments/Notes:

Reviewed by: _____

Dated: _____

DAVID Y. IGE
Governor
JOSH GREEN
Lt. Governor



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

February __, 2021

To: Interested applicant

RE: Request for Applications

The State of Hawaii Agribusiness Development Corporation (ADC) is accepting applications from interested farmers and cattle ranchers seeking land for agricultural production and pastoral use. All interested applicants can go the ADC website at <http://hdoa.hawaii.gov/adc/land-application/> to obtain an application form, or they can contact the ADC office at (808) 586-0186. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

The ADC has available vacant lands for agricultural production on Oahu, identified as Tax Map Keys: 6-4-003-016, 6-4-004-006 & 008, 7-1-001-005, 7-1-001-012, 7-1-002-034 and 006, 7-1-002-041, 046, & 047, and 9-5-003-007 (see attached general location map). Multi-year License to farm these lands or occupy for pastoral use will be issued based on merit. All applications will be rated and only the highest rated applicants will be selected. Cattle ranchers may apply for the available parcels; however, preference will be given to crop farmers. Accordingly, we are seeking farmers and ranchers with the following prerequisites:

- Minimum 5 years farming experience; or
- Owner-operator of an established farm conducting a substantial farming or cattle ranching operation.
- Food safety, GAPs, Pesticide Application trained and certified highly preferred.

All applications will be rated 0-100 points based on the following questions:

1. Does the applicant have farming experience? (Max score: 15)
2. Do the crops selected appeal to consumers and will they generate profit? (Max score: 20)
3. Has the applicant demonstrated adequate financial ability? (Max score: 40)
4. Has the applicant demonstrated adequate goals and strategies in their business plan to achieve them? (Max score: 15)
5. Does the applicant's operation meet basic regulatory requirements and industry standards regarding safety and sanitation? (Max score: 10)

Request for Applications
February __, 2021
Page __ of 7

The following are the available parcels:

1. Paalaa Uka, Kamehameha Hwy./Paalaa Uka Pupukea Rd., TMK: 6-4-003-016

- A. Size: 511 Gross Acres, approximately 385 is usable for diversified farming. Minimum size lot for diversified agriculture operation is 100 acres.
- B. Location: Paalaa Uka, Oahu, gates to the property located on Kamehameha Hwy. and Paalaa Uka Rd.
- C. Water source: A pump station owned by Dole is located across Kamehameha Hwy., approx. 500 yards from the property. Second possible water source is an irrigation ditch running on the northern end of the property. Licensee will need to procure an agreement from Dole to use water from the pump station or R2 ditch water. The Licensee is also responsible for the development of the irrigation water infrastructure, including transporting water and constructing its own water storage onsite.
- D. Condition of property: The property has several abandoned vehicles on site, as well as, debris and rubbish. The land is overgrown with grass and tall trees. The land will require clearing before any agricultural activities can begin and will be issued as is. The Licensee is responsible for developing the land in accordance with applicable laws and license provisions. Access from Kamehameha Hwy. on the West boundary for several hundred yards makes security a concern for the farmer.

The following are the general license provisions for diversified agriculture:

- Starting at \$100-\$200/acre/year
- Up to 35-year term
- Licensee is responsible for the development of the water infrastructure
- Must submit an approved conservation plan
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

The following are the general license provisions for cattle ranching:

- Starting at \$TBD/acre/year
- 5 years with an option to renew
- Licensee is required to install cattle fencing at its own cost
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

Request for Applications
February __, 2021
Page __ of 7

2. Whitmore Lands (North), Kamehameha Hwy., TMK(s) 6-4-004-006 & 008

- A. Size: 234 Gross Acres, approximately 162 acres is usable for diversified farming
- B. Location: Whitmore Village, Oahu, Kamehameha Hwy. access to the property is currently blocked by concrete jersey barriers. Access road via Saipan Rd. is in poor condition due to muddy and uneven road.
- C. Water Source: Dole's Tanada Reservoir (surface water) located 200 feet more or less from the property line. Licensee will need to procure an agreement from Dole to use water from Tanada Reservoir. The Licensee is also responsible for the development of the irrigation water infrastructure, which includes a pump, filter station, waterlines, and a reservoir/water storage, and other equipment needed to transport water from Dole's reservoir to the site.
- D. Condition of property: Property is fairly clear of debris and rubbish; however, it is overgrown with grass and trees. The land will require clearing before any agricultural activities can begin and will be issued as is. The Licensee is responsible for developing the land in accordance with applicable laws and license provisions.

The following are the general license provisions for diversified agriculture:

- Starting at \$100-\$200/acre/year
- Up to 35-year term
- Must submit an approved conservation plan
- Licensee is responsible for the development of the water infrastructure
- Licensee is responsible for obtain approvals or permits for ingress/egress
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

The following are the general license provisions for cattle ranching:

- Starting at \$TBD/acre/year
- 5 years with an option to renew
- Licensee is required to install cattle fencing at its own cost
- Licensee is responsible for the development of the water infrastructure
- Licensee is responsible for obtain approvals or permits for ingress/egress
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

Request for Applications
February __, 2021
Page __ of 7

3. Whitmore Agricultural Lands, Whitmore Ave./Saipan Rd., TMK(s): 7-1-001-012, 7-1-002-041, 046, & 047, and 7-1-002-034 & 006
(These lands have been designated for green houses and orchards)

- A. Size: TMK: 7-1-001-012 (32 gross acres);
TMK: 7-1-002-041, 046 and 047 (205 gross acres); and
TMK: 7-1-002-034, and 006 (179 gross acres)
416 Gross Acres, 280 Acres, more or less, of relatively flat terrain
- B. Location: Whitmore Village, Oahu, three (3) contiguous parcels with access via Whitmore Avenue and Saipan Road. Although contiguous these three (3) parcels could be considered as individual lots.
- C. Water source: TMK: 7-1-002-034 currently has a ¾" water meter. The other two properties do not have access to a water source. The Licensee is responsible for the development of the lot's irrigation water infrastructure, including transporting water and constructing its own water storage onsite.
- D. Condition of property: Hawaiian Electric power source located on Whitmore Ave. All three of the properties will require clearing and removal of junk and abandoned vehicles before agricultural activities can begin. Lot 034 is relatively flat, but it will require removal of a lot of tree trunks that were left behind after cutting down hundreds of invasive Albizia trees. The property is adjacent to Whitmore Village along the West boundary so it could be susceptible to vandalism and theft. The lots will also require clearing of grass and trees before any agricultural activities can begin and will be issued as is. The Licensee is responsible for developing their individual lots in accordance with applicable laws and license provisions.

TMK: 7-1-001-012	32 gross acres
TMK: 7-1-002-041, 046, and 047	205 gross acres
TMK: 7-1-002-034, and 006	179 gross acres
Total:	416 gross acres, more or less

The following are the general license provisions for diversified agriculture:

- Starting at \$100-200/acre/year
- Up to 35-year term
- Must submit an approved conservation plan
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed, except as approved by ADC
- Rent credit for improvements to the land may apply

Request for Applications
February __, 2021
Page __ of 7

The following are the general license provisions for cattle ranching:

- Starting at \$TBD/acre/year
- 5 years with an option to renew
- Licensee is required to install cattle fencing at its own cost
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

4. Mililani Mauka, Keni St., TMK: 9-5-003-007

- A. Size: 91 Gross Acres, farmable acres TBD.
- B. Location: Mililani Mauka, Oahu, access is through a Board of Water Supply (BWS) gate on Keni St.
- C. Water source: The property is adjacent to BWS Storage Tanks identified as Mililani 1150 Reservoirs 1 & 2. Licensee will need to procure an agreement from BWS to install a water meter. The Licensee is also responsible for the development of the irrigation water infrastructure, including water storage.
- D. Condition of property: The lot has not been farmed in decades and is overgrown with tall grass and trees. Access through two secure gates has deterred illegal dumpers and will stop most thieves. However, large trucks and equipment would have a difficult time accessing the property due to steep and narrow access road to the property. The lot will require clearing before any agricultural activities can begin and will be issued as is. The Licensee is responsible for developing the land in accordance with applicable laws and license provisions.

The following are the general license provisions for diversified agriculture:

- Starting at \$100-\$200/acre/year
- Up to 35-year term
- Must submit an approved conservation plan
- Licensee is required to pay BWS water meter installation cost
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

Presentation of the ADC Tenant Review and Recommendation Committee's Findings
and Recommendations for Developing a Solicitation to Interested Farmers
December 16, 2020
Page 12 of 13

Request for Applications
February __, 2021
Page __ of 7

The following are the general license provisions for cattle ranching:

- Starting at \$TBD/acre/year
- 5 years with an option to renew
- Licensee is required to install cattle fencing at its own cost
- Licensee is required to pay BWS water meter installation cost
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

**5. Galbraith Agricultural Lands (North), Kamehameha Hwy., TMK: 7-1-001-005
(These lands have been designated for truck crops, no cattle ranching)**

- A. Size: 230 Gross acres, farmable acres TBD.
- B. Location: Whitmore Village, Oahu, Access through gate located on Kamehameha Hwy.
- C. Water source: There is a reservoir on the property connected to ADC's Bott Well Pump Station. The water line from Kamehameha Hwy. to the reservoir has a saddle connection that the farmer may use for their operation. The licensee will need to procure an agreement from ADC to use water from the Bott Well Pump Station and install a water meter. The Licensee is responsible for the development of the lot's irrigation water infrastructure, including transporting water from a water meter designated by ADC and constructing its own water storage onsite.
- D. Condition of property: There are numerous abandoned vehicles and trash on a portion of the property that need to be removed. 90 acres, more or less do not have any abandoned vehicles or trash and has recently been cleared. The lot will require clearing of grass and small trees before any agricultural activities can begin and will be issued as is. The Licensee is responsible for developing the land in accordance with applicable laws and license provisions.

The following are the general license provisions for the Galbraith Agricultural Lands:

- Starting at \$100-\$200/acre/year
- Up to 35-year term
- Must submit an approved conservation plan
- Licensee is responsible for the development of the water infrastructure
- No subletting or assignments, except as approved by ADC
- No permanent structure or residential dwellings shall be allowed
- Rent credit for improvements to the land may apply

Presentation of the ADC Tenant Review and Recommendation Committee's Findings
and Recommendations for Developing a Solicitation to Interested Farmers
December 16, 2020
Page 13 of 13

Request for Applications
February __, 2021
Page __ of 7

A site visit of the available parcels will be held on _____,
from 9:00 a.m. - 2:00 p.m. **This will be the only site visit.** All interested applicants
who wish to attend the site visit shall meet at 1116 Whitmore Ave., Building E, Wahiawa,
HI 96786. For more information about the site visit, please contact the ADC office.

Applications shall be submitted to the ADC Office before 2:00
p.m., _____. The applicants are required to answer all applicable
questions and complete all attachments as prescribed in the application. Any
incomplete application will automatically be disqualified. All completed applications shall
be mailed to 235 S. Beretania St., Room 205, Honolulu, HI 96813. Application may also
be submitted electronically to the following: hdoa.adc@hawaii.gov. For more
information about the parcels, interested applicants can contact the ADC Office at (808)
586-0087.

The disposition of licenses may be canceled, postponed or continued from time
to time, as may be deemed necessary, by publication of notice to that effect by order of
the Executive Director of ADC.

...

The Agribusiness Development Corporation does not discriminate on the basis of race, color, sex, national origin, age, or disability, or any other class as protected under applicable federal or state law, in administration of its programs, or activities, and, the Agribusiness Development Corporation does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected, or oppose action prohibited, by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

If you have any questions about this notice or any of the Agribusiness Development Corporation's non-discrimination programs, policies, or procedures, you may contact:

*Myra Kaichi, Acting Non-Discrimination Coordinator
Agribusiness Development Corporation
235 S. Beretania Street, Room 205, Honolulu, HI 96813,
(808) 586-0186
hdoa.adc.tittlevi@hawaii.gov*

If you believe that you have been discriminated against with respect to an Agribusiness Development Corporation program or activity, you may contact the Non-Discrimination Coordinator identified above.

To request language or accessibility for this Request for Applications, please contact the Agribusiness Development Corporation, at (808) 586-0186 or email: hdoa.adc@hawaii.gov. Please allow sufficient time for the Agribusiness Development Corporation to meet accommodation requests.

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

ADC Executive Director's Update

December 16, 2020

1. Whitmore - POST Program



Provisional Outdoor Screening and Triage (POST) facility at Keehi Lagoon Park

The ADC is participating in discussions with Councilmember Heidi Tsuneyoshi and the Honolulu Police Department to develop a temporary facility on ADC land in Whitmore to provide additional screening, triage and overflow facilities to mitigate the spread of COVID-19 among the homeless population.

This facility will serve as a temporary resource for homeless persons who are:

- Unable to access shelters due to current issues;
- In need of a place to self-quarantine as a result of the statewide mandatory quarantine for incoming arrivals;
- Unable to practice physical distancing and hygiene at their current unsheltered location.

2. Legislative Update



Bott Well Pump Station

A \$3,000,000 Capital Improvement Project request for agricultural infrastructure improvements on Oahu was sent to the Legislature for consideration in the 2021 Legislative session. The funds will be used for plans, design, construction, and equipment for infrastructure improvements on Oahu.

The State has expanded its agricultural footprint around the Galbraith Agricultural Lands and estimates the water demand at full capacity is 11 million gallons per day (MGD). The Bott Well Pump Station, ADC's only water source in the region, has a daily allocation of 2 MGD. The infrastructure improvements include connecting 3 deep wells, which has a combined daily water allocation of 5.742 MGD. The goal of this project is to increase water security and ensure the agricultural lands in the region have a reliable source of water for agriculture production.

3. Newsletter

See next pages.



O Christmas Tree: Helemano Farms Opens Up For The Holiday Season



(Above) Thousands of Christmas trees grown at Helemano Farms outside Wahiawa are ready for this holiday season. (Photos below) Helemano Farms owner Aaron O' Brien examines Norfolk and Cypress trees on ADC-leased property.

Walking along endless rows of Christmas trees planted at Helemano Farms in Wahiawa, Christmas tree farm owner Aaron O'Brien recalled his father's intent in founding the family business back in 2002.



"When my Dad was a child in California, he and his family would go to a farm to pick out their Christmas trees," said O'Brien, whose family continues to own and operate Helemano Farms on a 40-acre parcel leased from the State Agribusiness Development Corporation (ADC).

"Dad always wanted to bring here that Mainland family tradition of the family choosing and cutting down a Christmas tree."

Years later, father Michael O'Brien decided Hawaii should have a Christmas tree farm for families. With an agricultural background and the help of his son, Aaron, Michael O'Brien began planting Norfolk pine trees in Whitmore Village in 2002. Michael ultimately planted more than 15,000 Norfolk trees, but passed away before seeing families at the farm. His family now runs Helemano Farms every year in his memory.

Located between the Whitmore Village community and the Naval Computer and Telecommunications Area Master Station just outside Wahiawa, Helemano Farms is now in its 13th year of supplying locally-grown Christmas trees to customers. The family-owned company is also one of ADC's longest-

running tenants utilizing ag-designated lands in the Wahiawa area.



O'Brien said the tree farm traditionally opens for customers on Black Friday the day after Thanksgiving. But in compliance with health and safety directives related to COVID-19, the operation opened one week earlier on Nov. 20 to space out the customer demand with over 5,000 Christmas trees for sale this holiday season.

"We wanted to space out the customer flow as best as possible to encourage social distancing," said O'Brien, who noted the open-air setting will help with ventilation. "So instead of one customer service line, we'll have multiple lines to keep the customers distanced and separated from each other."

A recent tour of the Wahiawa tree farm shows four varieties of Christmas trees lined up in different stages of growth. To potentially avoid use of any major outside source of irrigation, the tree farm uses an on-site water catchment system and overnight condensation from the upper Wahiawa elevation to irrigate the trees.

"The Wahiawa area is based at the right height where the dew at night collects on the trees for part irrigation and the temperatures are cool enough during the day," O'Brien said.

Taking home a fresh tree straight from the Wahiawa farm means a longer shelf life for the holiday season. Customers have the option of selecting and purchasing Leyland Cypress, Norfolk Pine, Murray Cypress and Carolina Cypress trees.

"The traditional cypress Christmas tree with the pine needles last about 4-6 weeks," O'Brien said. "The longer branch Norfolk trees can last up to several months."

"It's a seasonal crop we produce for the holiday season, but obviously it's a year-round operation with year-round maintenance," O'Brien said of the pruning and other maintenance of the trees to ready them for sale. "Perhaps we don't sell food crops, but like other local farmers, we grow and sell local products. So please continue to buy local."

Helemano Farms is located at 1750 Whitmore Avenue. Their business hours are:

*Wednesdays, Thursdays and Fridays
Noon to Sunset*

*Saturdays and Sundays
10 a.m. to Sunset*

Closed on Mondays and Tuesdays

For more information, call (808) 622-4287 or go to the company website at www.helemanofarms.com.



Helemano Farms staff secure a purchased Christmas tree on a customer's vehicle to be taken home.

Security Improvements Continue Around Whitmore Area



Construction workers install a security fence along Uwalu Circle in Wahiawa to keep trespassers away from the nearby neighborhood.

ADC continues to make security improvements on and near its Whitmore properties.

ADC has been conducting routine enforcement sweeps on Uwalu Circle to address residents' concerns about criminal activity in the area. In addition to the sweeps, ADC hired a security firm to patrol the area and started construction of a security fence along Uwalu Circle to stop people from trespassing onto state property.

Construction of the fence is scheduled for completion by the end of December 2020.

On our other ADC properties, we have increased our security patrols and continue to remove abandoned vehicles via contracted towing company.

If the public sees suspicious activity on any of our properties, please contact 911 first. You can also call our ADC Wahiawa field office at (808) 622-6696, so we can follow-up.

Mahalo for your patience and cooperation!