



STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT CORPORATION**

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

Meeting of the Board of Directors  
Department of Agriculture Plant Quarantine  
Conference Room  
1849 Auiki Street  
Honolulu, Hawaii 96819

Tuesday, January 14, 2014  
9:00 a.m.

**AGENDA**

- A. Call to Order.
- B. Approval of minutes from the September 25, 2013 meeting. (resubmittal from October 30, 2013 meeting)
- C. Approval of minutes from the December 10, 2013 meeting.
- D. Request for approval of issuance of Kalepa land license for HSPA Unit 3 to Laurie Ho dba Kalepa Ulu. (resubmittal from October 30, 2013 meeting)
- E. Request for approval of Memorandum of Understanding between Wahiawa Community Based Development Corporation to support Whitmore project. (resubmittal from October 30, 2013 meeting)
- F. Request for approval of the Whitmore Project. (resubmittal from October 30, 2013 meeting)
- G. Request for approval of land license at Galbraith in Whitmore for:
  - 1. Kelena Farms, Inc. for additional 80 acres (resubmittal from October 30, 2013 meeting)
  - 2. Ho Farms, dba Ho Farms (resubmittal from October 30, 20113 meeting)

- H. Request for approval of land license at Galbraith in Whitmore for Ohana Best, LLC
- I. Request for approval to amend Kelena Farms, Inc. land license from 10 years to 35 years for 150 acres at Galbraith in Whitmore, Oahu from TMK: (1) 6-5-002:010 (por). (Deferred from December 10, 2013 meeting)
- J. Investigative Committees – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)
  - 2. Marketing and Promotion
  - 3. Emerging Opportunities
- K. Executive Director’s Reports and Updates:
  - 1. Purchase of Sale Agreements for Wahiawa, Oahu
  - 2. Twenty-Seventh Interim 2013 Legislative Informational Briefing
- L. Adjourn.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board’s powers, duties, privileges, immunities and liabilities.

To be placed on the move-up agenda, please sign in before the meeting begins. All materials listed on the Agenda are available for review in the ADC office.

Individuals requiring special assistance or accommodations at the ADC meeting are asked to contact the ADC office at 808-586-0186 at least three (3) days prior to the meeting.



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Meeting of the Board of Directors  
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Wednesday, February 19, 2014  
9:00 a.m.

**AGENDA**

- A. Call to Order.
- B. Approval of minutes from the January 14, 2014 meeting.
- C. Presentation by Joule Group, LLC of Kauai Island Utility Cooperative on proposed West Kauai Energy Storage Project.
- D. Request for approval of a Right of Entry to Kauai Island Utility Cooperative on proposed West Kauai Energy Storage Project from Tax Map Key: [4] 1-2-002:por 1, Kekaha, Kauai.
- E. Request for approval of Sub-License Agreement and Consent between Sunrise Capital, Inc. and Shredco, LLC from Tax Map Key: [4] 1-2-002:por.1, Kekaha, Kauai.
- F. Request for approval to retroactively renew revocable permits (RP) in Kekaha, Kauai (Tax Map Key: [4] 1-2-002:por.1) for:
  - 1. Gary Smith (RP 7004)
  - 2. Senter Petroleum (RP 7299)
- G. Request for after-the-fact approval of two (2) sublicenses in Kekaha, Kauai (Tax Map Key: [4] 1-2-002:por.1) from BASF Plant Science L.P. to:
  - 1. Pioneer Hi-Bred International, Inc. and
  - 2. Syngenta Hawaii, L.L.C.

- H. Request for approval to sublet farm portions for Taiwan Gu dba Hawaii Xing Long Farm from Tax Map Key: [4] 1-2-002:por.1, Kekaha, Kauai.
- I. Request for approval of a Galbraith revocable permit (RP) to Lazy L. Ranch, LLC in Whitmore, Oahu from Tax Map Key: 1-7-1-001:012 (por).
- J. Investigative Committees – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)
  - 2. Marketing and Promotion
  - 3. Emerging Opportunities
- K. Executive Director’s Reports and Updates:
  - 1. Waiahole Water System Projects
  - 2. Legislative Bills
- L. Adjourn.

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Meeting of the Board of Directors  
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Wednesday, April 23, 2014  
9:00 a.m.

**AGENDA**

- A. Call to Order.
- B. Approval of minutes from the March 19, 2014 meeting.
- C. Request for approval of a Right of Entry to Central Oahu Chief Petty Officer Association for use of the Whitmore 24-acre parcel parking lot on May 17, 2014 for the 39<sup>th</sup> Annual Pineapple Run, located in Wahiawa, Oahu, Hawaii, Tax Map Key 7-1-002-009.
- D. Request for approval of a Right of Entry to Helemano Elementary School for use of the Whitmore 24-acre parcel parking lot on May 9, 2014 for its annual Ho'ike event, located in Wahiawa, Oahu, Hawaii, Tax Map Key 7-1-002-009.
- E. Request for approval to amend the term of license to Wines of Kauai, LLC (LI-K0804) in Kekaha, Kauai, Tax Map Key: (4) 1-2-002-001 (por) from 20 years to 35 years.
- F. Request for approval of after-the-fact extension for five years, of sublicense from Syngenta Hawaii, LLC to BASF Plant Science LP for 5.4 acres of Field 120, TMK (4)1-2-002-001(por), Kekaha, Kauai, Hawaii.
- G. Request for approval to issue a 30-day notice to Kapaa Banana Co., Inc. to terminate HSPA #1 from revocable permit No. S-7453 in Kalepa, Kauai, Hawaii, Tax Map Key (4) 3-9-002-020(por), effective June 1, 2014.

- H. Request for approval to amend Cholena Bray and Ginger Bray's application for license of Kalepa Unit L to Hanahanapuni Farm as licensee, Tax Map Key: (4) 3-9-002-001, Kalepa, Kauai.
- I. Report on the status of and dispute concerning Contract for Goods and Services Based Upon Competitive Sealed Bids with Bodell Construction Company, Contract No. 62087, effective as of June 28, 2013, for the replacement of the existing diesel engine at the Bott Well Pump Station, located in Wahiawa, Oahu, Hawaii.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

- J. Investigative Committees – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)

- K. Executive Director's Reports and Updates:
  - 1. Legislative

- L. Adjourn.

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Wednesday, June 25, 2014  
9:00 a.m.

**AGENDA**

- A. Call to Order.
- B. Approval of minutes from the April 23, 2014 meeting.
- C. Request for approval to BASF Plant Science LLC to grant a 3-year sub-license of a portion of License No. LI-0801 to Stephen Pianowski, dba Phoenix Farms, of Field 314 for green bean farming and crop rotation, Kekaha, Kauai, Tax Map Key (4) 1-2-002-001(por),
- D. Request to approve a corporate resolution to authorize the executive director to grant rights of entry where necessary to implement ordinary operations.
- E. Request for approval of a right-of-entry to the Japanese Cultural Center of Hawaii for the purpose of visiting the commemorative stone at Gate 31 of the Waiahole Water System, Waiahole, Oahu, Tax Map Key (1) 4-8-013-001(por).
- F. Update and Discussion from the Land Development Committee on HSPA #1 and HSPA #2 in Kalepa, Kauai, Tax Map Key (4) 3-9-002-020(por).
- G. Investigative Committees – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)
  - 2. Marketing and Promotion

H. Executive Director's Reports and Updates:

1. Kekaha, Kauai
2. Waiahole Water System, Oahu
3. Whitmore 24-acre parcel, Wahiawa, Oahu
4. Legislature

I. Adjourn.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

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Wednesday, August 27, 2014  
9:00 a.m.

**AGENDA**

- A. Call to Order.
- B. Approval of minutes from the June 25, 2014 meeting.
- C. Request to accept land for agricultural purposes from the Department of Land and Natural Resources, Land Division, via executive order, located in Waikele, Ewa, Oahu, Tax Map Keys (1) 9-4-012:001 and 003.
- D. Request to accept land for agricultural purposes from the Department of Land and Natural Resources, Division of State Parks, via executive order, located in Mokuleia, Waialua, Oahu, Tax Map Keys (1) 6-9-001:002, 003 and 036.
- E. Request to accept land for agricultural purposes from the Department of Land and Natural Resources, Land Division, via executive order, located in Honouliuli, Ewa, Oahu, Tax Map Key (1) 9-1-031:037.
- F. Request from Shredco to amend sub-license agreement and consent with Sunrise Capital, Inc. License Agreement No. LI-K1001 for proposed additional grinding activities of a portion of field 309, Kekaha, Kauai, Tax Map Key (4) 1-2-002:por. 1.
- G. Request for approval of 35-year land license to Taiwan Gu for 68 acres in a portion of Unit C, Kalepa, Kauai, Tax Map Key (4) 3-9-002:020 (por).

- H. Request to withdraw prior board approval on March 19, 2014 of Kalepa land license to Green Energy Team LLC for HSPA #1, consisting of 2 acres and to approve a land license for HSPA #2, also consisting of 2 acres for the same purpose of building a workshop, for 35 years at market value, located in Kalepa, Kauai, Tax Map Key (4) 3-9-002:020 (por.).
- I. Request to amend prior board approval on July 24, 2013 of Kalepa Land License to Aurora Bunao, alone, of a portion of Tax Map Key (4) 3-9-002:020 to approve land license to both Aurora Bunao and Arnold Bunao.
- J. Updates on Kauai Island Utility Cooperative's pumped storage project field studies.
- K. Standing Committee – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)
- L. Executive Director's Reports and Updates:
  - 1. Kekaha, Kauai
  - 2. Kalepa, Kauai
  - 3. Whitmore 24-acre parcel, Wahiawa, Oahu
- M. Adjourn.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

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Wednesday, October 29, 2014  
9:00 a.m.

## **AGENDA**

- A. Call to Order.
- B. Approval of minutes from the August 27, 2014 meeting.
- C. Request for after-the-fact approval of renewal of BASF Plant Science LP sublicense to Pioneer Hi-Bred International, Inc. in Kekaha, Kauai, Tax Map Key (4)1-2-002:001 (por.).
- D. Request to renew revocable permits for one year located in Kalepa, Kauai, Tax Map Key (4) 3-9-002:020 for:
  - 1. William Sanchez, Unit A
  - 2. Kapaa Banana Co., HSPA #1
- E. Approval to negotiate and purchase the fee simple interest in 257.811 acres of land located in Whitmore, Oahu, Tax Map Keys (1) 7-1-002:004 & 023.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(3), to deliberate concerning the authority of staff to negotiate the acquisition of public property, and Hawaii Revised Statutes §92-5(a)(4), to consult with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

- F. Request for approval of land lease for warehouse and auxiliary land to AgTech Pacific, located in Whitmore, Oahu, Tax Map Key (1) 7-1-002:009 (por.).
- G. Standing Committee – Updates and Reports:
  - 1. Land Development (Infrastructure Protection)
    - a. Board policy regarding common area roads
    - b. Board policy regarding revocable permit
    - c. Land acquisition; Whitmore 257.811 acres
- H. Executive Director’s Reports and Updates:
  - 1. Kekaha, Kauai
  - 2. Kalepa, Kauai
  - 3. Whitmore 24-acre parcel, Wahiawa, Oahu
- I. Adjourn.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board’s powers, duties, privileges, immunities and liabilities.

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DAVID Y. IGE  
Governor

SHAN S. TSUTSUI  
Lt. Governor



JAMES J. NAKATANI  
Executive Director

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Wednesday, December 17, 2014  
9:00 a.m.

## **AGENDA**

- A. Call to Order.
- B. Approval of minutes from the October 29, 2014 meeting.
- C. Request for approval to amend the Right of Entry to Kauai Island Utility Cooperative for the purpose of conducting field survey and invasive studies in connection with West Kauai Energy Storage Project from Kekaha, Kauai, Tax Map Key: (4)1-2-002 (por. 1).
- D. Konohiki Power, LLC's request for approval of a two-year extension of time under License No. LI-K1101 within which to complete an environmental assessment and within which to show agricultural activities in 50% or more of the total arable acreage on licensed lands in Kekaha, Kauai, Tax Map Key: (4) 1-2-02 (por.1).
- E. Request for approval to renew revocable permits for one year located in Kekaha, Kauai, Tax Map Key: (4) 1-2-002:001 (por. 1) for:
  - 1. Gary Smith, RP 7004
  - 2. Senter Petroleum, RP 7299

- F. Request from Green Energy Team LLC (GET) for approval of:
  - 1. Assignment by way of Security of GET's Rights in License Agreement LI-KA1501, and Consent, and
  - 2. Assignment by way of Security of GET's Rights in License Agreement LI-K1102, and Consent, after the fact,to Deutsche Bank Trust Company Americas.
  
- G. Request to Amend Contract No. 62497 with U.S.D.A. Agricultural Research Service, Pacific Basin Agricultural Research Center (PBARC), to Add to the Scope of Work and Compensation.
  
- H. Request for approval of the purchase of the fee simple interest in Dole Food Company's 257.811 acres of land located in Whitmore, Oahu, Tax Map Keys (1) 7-1-002:004 & 023 for \$5,600,000.
  
- I. Executive Director's Reports and Updates:
  - 1. Kekaha, Kauai
    - a. Waimea River-Combined Petition to Amend Interim Instream Flow Standards and for Declaratory Order Against Waste
    - b. Food Sustainability Project
  - 2. Whitmore 24-acre parcel, Wahiawa, Oahu
  
- J. Adjourn.

The Board may go into Executive Session pursuant to Hawaii Revised Statutes §92-5(a)(4), in order to consult with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

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