

**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**  
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI  
A HO'OMĀKA'IKA'I

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**JAMES KUNANE TOKIOKA**  
DIRECTOR

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DTS: 202412261152TA

December 26, 2024

The Honorable Ronald D. Kouchi,  
President and Members  
of the Senate  
Thirty-Third State Legislature  
State Capitol, Room 409  
Honolulu, Hawaii 96813

The Honorable Nadine K. Nakamura,  
Speaker and Members of the  
House of Representatives  
Thirty-Third State Legislature  
State Capitol, Room 431  
Honolulu, Hawaii 96813

Dear President Kouchi, Speaker Nakamura, and Members of the Legislature:

For your information and consideration, I am transmitting a copy of the Agribusiness Development Corporation Annual Report, as required by Section §163D-19, Hawaii Revised Statutes.

In accordance with Section 93-16, Hawaii Revised Statutes, I am also informing you that the report may be viewed electronically at:

<http://dbedt.hawaii.gov/overview/annual-reports-reports-to-the-legislature/>.

Sincerely,

James Kunane Tokioka  
DBEDT Director

Enclosure

c: Legislative Reference Bureau  
  
ec: Governor's Policy Office  
Lieutenant Governor's Office  
Legislative Auditor  
Department of Budget and Finance



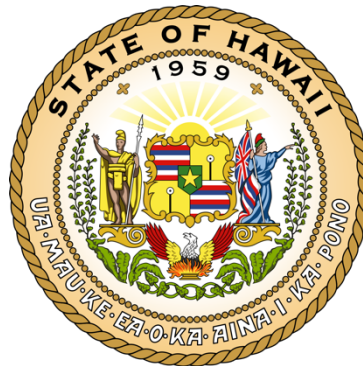
# Agribusiness Development Corporation

## Annual Report

**Fiscal Year 2024**

A report to the Legislature of the State of Hawaii as required by Section §163D-19, Hawaii Revised Statutes

*Submitted December 2024*





## A Message from the ADC Board Chairman Warren Watanabe



Aloha Agribusiness Development Corporation (ADC) stakeholders!

As the ADC board of directors, executive director and staff move forward on the goals and objectives to strengthen and support a viable agricultural industry in Hawaii, I feel and support policies that need to be pursued and put in place for this to occur. In reflecting back over the past four-year term and my career in agriculture, I want to share the advice that has served me well. Please note that these are my opinions that I have stated in the past and continue to observe moving forward. I ask the following principles be considered:

1. Respect and listen to our farmers and ranchers as to the issues they face daily and assist them to be successful.
2. Agricultural operations need economic stability and the resources to be successful: water, land, labor, technology, financing, transportation, marketing, and local and export markets.
3. ADC should continue to explore ways to assist agriculture on Maui and Hawaii counties. I have been asked by farmers and ranchers how can ADC help support their operations and food security expansion.
4. Support the other agricultural sectors: floriculture, nursery, livestock, aquaculture and value-added. We all need each other to be successful.
5. A strong viable agricultural industry keeps agricultural land in production and minimizes dangerous land use situations facing the community.
6. Strengthen partnerships with other agencies and organizations. There should be one agricultural strategic plan for Hawaii that is not static and adjusts as necessary.
7. Support commercial agricultural operations of various sizes and types.
8. Large contiguous agricultural lands should be preserved permanently for agricultural use.

I thank and appreciate the past and present ADC board of directors, executive directors and staff; the Governor; Legislature and state departments for their continued dedication to Hawaii agriculture and am grateful for the opportunity to serve on the ADC board for the past four years.

A hui hou,

Warren K. Watanabe

Board Chair, Agribusiness Development Corporation



## Executive Summary

### *Land*

In Fiscal Year (FY) 2024, ADC made bold steps and released all of its remaining lands for license. ADC received in excess of 40 land applications which were vetted by the Land Application Permitted Interaction Group appointed by the board of directors chair.

Much of ADC's efforts focus on property management – the processes and labor required to manage the life cycle of all acquired property including acquisition, control, accountability, responsibility, restoration, maintenance, utilization and disposition. Property management encompasses both individual properties and the infrastructure that ties the region together. Adding to this complexity is the requirement that ADC farmers submit an approved conservation plan and meet current food safety and Good Agriculture Practices (GAP) criteria. ADC's effort to encourage tenant farmers to embrace GAP certification was paused at the start of the COVID-19 pandemic. However, efforts are again underway.

ADC hired a new property manager for Oahu and an asset manager for the entire portfolio. In our effort to improve security and license compliance on our properties, we conducted inspections of a majority of ADC tenants and lands and continued outreach and cleanup of vacant property with the Honolulu Police Department (HPD). Additionally, ADC sought and received funding for FY 2025 to hire a property manager for the island of Kauai.

We also conducted tenant meetings to build awareness of GAP and the 2011 Food Safety Modernization Act.





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## Water

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Agriculture water continues to be central to developing and expanding diversified agriculture in Hawaii. With predicted droughts and climate change on the horizon, ADC is developing irrigation water systems to prepare for the future needs.

In FY 2024, the ADC moved forward with the corporation's plan for water security, making continued improvements and maintenance to the Kekaha ditch system on Kauai and the Waiahole water system on Oahu. ADC also began the due diligence studies on the Wahiawa Irrigation System (WIS) and the East Kauai Irrigation System (EKIS).



The WIS is the primary source of agriculture water for approximately 17,000 acres of farmland on Oahu's north shore and the state is reviewing a potential takeover of the system in 2026. The ADC is developing and implementing plans to reduce water loss by piping and capping open ditches. Additionally, ADC received approval from its board of directors to begin due diligence for the proposed acquisition of EKIS which will help contribute to water security and recreational activities in east Kauai for years to come.

These improvements will not only ensure the production of crops but will also address some of the goals of the Hawaii Fresh Water Initiative in its 2016-2018 Blueprint for Action, Water Security for an Uncertain Future. The council identified some uncertainty factors related to climate change that include reduced rainfall, increased drought and increased evapotranspiration as having an impact on our water resources. They found that rainfall in Hawaii has decreased by 18% between 1978 and 2007. They also found that because of global warming, increased temperatures have resulted in increased evaporation of surface water.

It emphasizes three strategies of conservation recharge and re-use to ensure the availability of water. A specific goal under the conservation strategy is to improve agricultural water efficiency. It also emphasizes that the ability to store water in reservoirs is key to managing drought conditions and to making use of storm water runoff. ADC's Water Security Plan seeks to mitigate some of these factors and help to increase the availability of agricultural water without increasing the allocation of water. It also addresses the agricultural water needs of the central plains by leveraging a public-private partnership with a private landowner.



As such, ADC is reviewing its existing inventory of active and dormant reservoirs, as well as other reservoirs owned by other state agencies to determine if any are appropriate to ADC's mission and the long-term food security goals of the state.

Lastly, ADC sought and received approval to hire a water manager for the island of Kauai, as well as three water workers for the same.

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## Infrastructure

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FY 2024 saw ongoing planning and community engagement for the Wahiawa Recycled Water Irrigation Project and the Central Oahu Agriculture and Food Hub (COAFH), formerly the Whitmore Community Food Hub Project. Planning for the phase 1 installation of access roads and utility infrastructure for COAFH is ongoing with construction anticipated for early/mid 2025. The purchase of three deep-water wells from Dole Food Company to supply irrigation water to ADC tenants and provide redundancy for ADC irrigation systems is in the final phase of purchase. Additionally, ADC and Kekaha Agricultural Association (KAA) are in the process of renovating portions of the Waiawa hydroelectric plant in Kekaha which will provide additional power to ADC tenants in west Kauai.



Who is ADC?



The Agribusiness Development Corporation is a state agency created in 1994 by the Hawaii State Legislature and administratively attached to the Hawaii Department of Business, Economic Development and Tourism (DBEDT), to conserve and convert arable lands and their associated infrastructure that were formerly large mono-crop plantation lands into new productive uses. The agency's ultimate goal is to ensure that agricultural production and agribusiness ventures will be responsive to the current food and other agricultural needs of the State.

In 2005, the Hawaii 2050 Sustainability Task Force developed a broad, comprehensive plan that recognized local food production as a key element of food self-sufficiency and sustainability for the

State. In his Sustainable Hawaii Initiative, Governor David Ige unveiled his 2016 roadmap, adopting the guiding principles of the Sustainability Task Force and narrowing his focus to five goals. Including among the five goals was the increase in local food production, a key element in our quest to prudently utilize our natural resources and to ensure that we are today and our successors in the future can enjoy the beauty and bounty of this great state.



With the support of the Legislature, ADC's first major action in 1998 was the purchase of the nearly 100-year-old Waiahole ditch from the Waiahole Irrigation Company, Ltd., formerly the Waiahole Water Company, Ltd., a subsidiary of Oahu Sugar Company. Litigation over the propriety of the diversion and re-direction of water from the lush windward side of Oahu to the drier, but arable lands in central and leeward Oahu began in 1995 and continued for 15 years, until its final resolution in 2010.

ADC continues to operate and manage the 26-mile-long ditch, which provides non-potable water to approximately 5,866 acres of agricultural lands.

In 2012, with a new administration, a new executive director and an energetic and visionary board of directors, and again with the support and direction from the Legislature, ADC began an aggressive campaign to kick-start Hawaii's diversified agricultural production. At the same time, Dole Foods Company and Castle and Cooke Hawaii began to divest themselves of lands that were



best suited for agricultural use, keeping those lands with optimum commercial value for commercial and residential development. Through the concerted efforts, support and confidence of the administration, the Legislature and the private sector, ADC began and continues to acquire the best arable lands from Waialua to Wahiawa and Waipio, enabling it to fulfill its mission of conserving and converting former sugarcane and pineapple fields into diversified crop production and guaranteeing these prime lands will never be lost to casual farming or other non-agricultural uses. Since 2012, ADC has acquired approximately 3,371 acres of former sugar and pineapple lands in the area. A breakdown of the land purchases can be found in the appendix.

In July 2022, Governor Ige signed into law Act 219 that approved the transfer of ADC to DBEDT. We are grateful to be partnering with DBEDT and the resources the department can provide in furthering our mission in assisting local agriculture and expanding local food production.

As the ADC moves forward under the leadership of Executive Director Wendy Gady, the corporation will continue to build on Hawaii's respect for local farmers and its agricultural foundations. Local agriculture on ADC property will not only help us toward our goal of food sustainability but diversify our local economy and help ADC safeguard Hawaii's agricultural lands in perpetuity.

## ADC's Mission

To acquire and manage, in partnership with farmers, ranchers and aquaculture groups, selected arable lands, water systems and infrastructure for commercial agricultural use and to direct research into areas that will lead to the development of new crops, markets and lower production costs.



## What ADC Does for Hawaii

Rich agricultural lands are one of Hawaii's greatest assets. ADC's role is to protect the future of agriculture in Hawaii by facilitating its transformation from a dual crop economy of sugar and pineapple to a multi-crop industry. The breadth of ADC's responsibilities includes transitioning former plantation lands and water systems to diversified long-term agricultural use, initiating and developing diversified agriculture facilities, and finding innovative solutions for issues facing the agricultural industry today.





ADC's unique position enables it to coordinate federal, state and private resources to optimize agribusiness opportunities. Its exemptions from Hawaii Revised Statutes Chapter 171 regarding land use, as well as Public Utilities Commission regulations and civil service laws, allow for greater flexibility in managing its programs. ADC fosters the growth of agricultural enterprises across the state by providing affordable irrigation and long-term licenses or leases to tenants, which stimulates investment in agribusiness and enhances the viability of agriculture in Hawaii.

ADC has the power to achieve these goals through diverse efforts, such as:

- Acquiring and managing select arable agricultural lands, water systems and infrastructure.
- Acquiring agricultural conservation easements to protect certain agricultural lands.
- Organizing farmers and users into cooperatives that benefit from the participants' common interests and collective efforts.
- Assisting in acquiring or constructing processing and/or treatment facilities to enhance producers' abilities to access export or value-added opportunities.
- Informing, educating or training farmers on various industry practices such as food safety, production techniques and land uses.
- Coordinating and cooperating with other government agencies, educational institutions and private organizations to advance agriculture in Hawaii.
- Conducting research and demonstrative projects to facilitate the transfer of knowledge or adoption of technology.
- Conducting economic and feasibility studies relating to agriculture.





## Organizational Overview

The ADC is headed by an 11-member board of directors consisting of four members representing counties, four at-large members, and three ex-officio members. The current members as of June 30, 2024, are:

**Warren Watanabe, Chair**

Member-At-Large

**Lyle Tabata, Chair**

Kauai County Member

**Jessie Cooke**

City & County of Honolulu Member

**Glenn Hong**

At Large Member

**Vacant**

At Large Member

**Jason Okuhama**

At Large Member

**Karen Seddon**

At Large Member

**Vacant**

Hawaii County Member

**Jayson Watts**

Maui County Member

**Sharon K. Hurd**

Ex-Officio, Board of Agriculture Chairperson

**Russel Tsuji** (July 1, 2023 – January 31, 2024) **Ryan Kanakaole** (February 1, 2024 – Present)

Ex-Officio, Department of Land & Natural Resources Designated Representative

**Dane K. Wicker**

Ex-Officio, Department of Business, Economic Development & Tourism  
Designated Representative





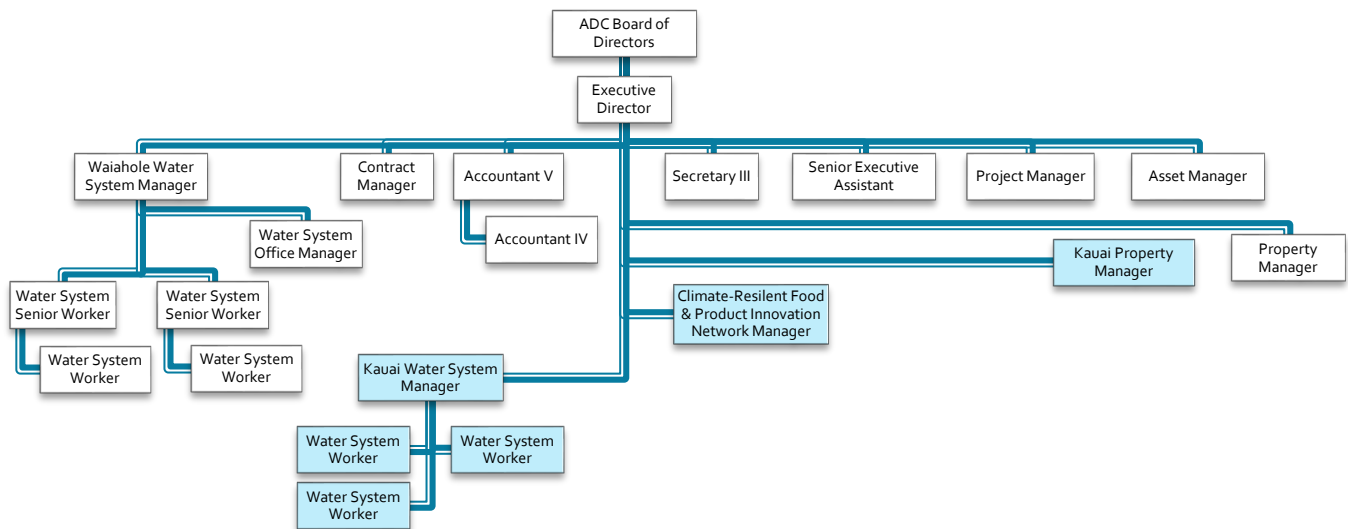
## ADC Staff

The ADC executive director is Wendy Gady, who was hired by the ADC board of directors in August of 2023.

Gady has had an active first year as the new executive director. She is enthusiastic about the skills and contributions of the entire ADC staff in making the past year one filled with major accomplishments and milestones for ADC and the families and agribusinesses served. The dedication of the ADC staff is unparalleled in the long days and nights given to support the mission during a year of creating opportunities for expanding food production across Hawaii. She believes strongly that the greatest asset of ADC is the organization’s people and she’s been supportive of staff’s professional development, work/life balance and most importantly, ideas for the future of the organization.



Gady continues to fulfill the board’s goal of greater transparency with weekly reports which are shared with staff and posted on the ADC website. She is looking forward to a year ahead full of continued growth and partnership with individuals and organizations across Hawaii and welcomes ideas of how ADC can serve across the state.



A staff of 21 employees, including the executive director, support agribusiness development and maintain the Waiahole Water System. The highlighted positions are new for the ADC in FY 2025 and will be filled in FY 2025. All other positions were filled at the end of FY 2024.

*\*Proposed position organization chart*



**FY 2024 Financial Statement  
Agriculture Development Revolving Fund**

<b>Revenue</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Kekaha	579,122	635,961
Galbraith	386,518	431,289
Navy 2468	490,498	-
Misc	10,500	57,227
East Kauai	216,914	359,612
Whitmore 24	56,952	56,371
Whitmore 24-Reimbursement for UHCDC	130,524	130,524
Whitmore 24-Reimburse PPE (UHCDC)	119,476	119,476
Tamura Warehouse	19,166	20,764
Whitmore 256	118,354	147,729
Kalaeloa Rendering Plant	37,120	43,307
Dole 73	1,741	2,177
Paalaa Uka	94,526	91,713
Kunia	3,200	8,311
Other	-	167
OHA/DHHL	(408,282)	(480,612)
<b>Total</b>	<b>1,856,329</b>	<b>1,624,016</b>
<b>Expenditure</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Kekaha	902,620	435,523
Galbraith	520,850	297,108
Navy 2468	446,736	568,334
East Kauai	-	4,460
Whitmore 24 (UH)	130,524	130,524
Whitmore 256	-	9,682
Whitmore 194	-	5,178
Paalaa Uka	93,750	93,750
Kunia	-	1,683
Wahiawa Irrigation System	15,050	303,081
East Kauai Irrigation System	15,050	15,043
Wilikina Aquaculture	-	58,575
Payroll	74,273	2,446
Admin-Fiscal Office	126,350	163,790
Insurance	200	-
Waiahole Water System	15,050	19,868
<b>Total</b>	<b>2,340,453</b>	<b>2,109,045</b>
<b>Revenue Less Expenditure</b>	<b>(484,124)</b>	<b>(485,029)</b>



**FY 2024 Financial Statement  
Waiahole Water System Revolving Fund**

<b>Revenue</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Water Delivery	1,440,454	1,324,883
Investment Earnings	12,500	51,231
<b>Total</b>	<b>1,452,954</b>	<b>1,376,114</b>

<b>Expenditure</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Payroll & Benefits	556,541	508,587
General Administration	313,594	90,852
Machinery and Equipment	-	22,040
Insurance	6,000	1,000
Materials & Supplies	71,400	32,470
Repairs & Maintenance	71,951	10,674
G.O. Bond Repayment	433,468	424,937
<b>Total</b>	<b>1,452,954</b>	<b>1,090,560</b>
<b>Revenue Less Expenditure</b>	<b>-</b>	<b>285,554</b>



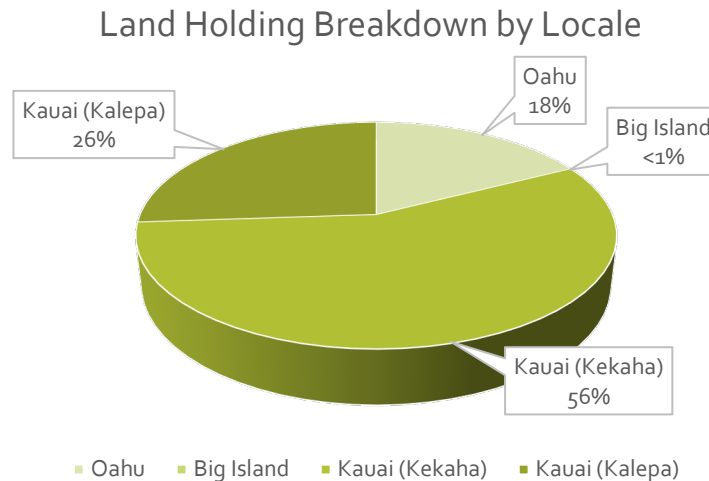
**FY 2024 Financial Statement  
Agriculture Development & Research Fund**

<b>Revenue</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Legislative Appropriation	17,360,761	3,360,761
Restriction	(188,862)	(188,862)
<b>Total</b>	<b>17,171,899</b>	<b>3,171,899</b>

<b>Expenditure</b>	<b>Budget (\$)</b>	<b>Actual (\$)</b>
Kekaha	-	591,919
Galbraith	1,379,999	47,012
Whitmore 24	-	4,488
Whitmore Wings	-	94,899
Whitmore 256	-	138,264
Paalaa Uka	-	12,500
Kalepa	-	4,487
Galbraith - Water Infrastructure	2,000,000	-
Whitmore 24 - FPIN	10,000,000	500,000
Paalaa Uka - Land Acquisition	3,000,000	-
Wilikina Aquaculture	-	3,500
Payroll	750,506	608,060
Admin-Fiscal Office	-	197,011
Insurance	-	4,560
Transfer to Special fund	41,394	-
Waiahole Water System	-	188,027
<b>Total</b>	<b>17,171,899</b>	<b>2,394,727</b>
<b>Revenue Less Expenditure</b>	<b>-</b>	<b>777,172</b>

## Land Holding Overview

This graph illustrates the breakdown of land areas managed by the ADC.



## Central Oahu Lands

In 2012, the Trust for Public Land purchased 1,732 acres of land from the Galbraith Estate, near Wahiawa, and transferred the land to two Hawaii public agencies. ADC received 1,200 acres and the Office of Hawaiian Affairs (OHA) received the 500 acres surrounding Kukaniloko, the royal birthing site. Today, ADC owns or manages nearly 4,000 acres on Oahu. The properties can only be used for agriculture or agriculture-related activities.



## Kalepa, Kauai Lands

In 2005, ADC gained control of nearly 6,000 acres of former Lihue Plantation land, now referred to as Kalepa.

## Kekaha, Kauai Lands

In 2002, with the closing of all Amfac/JMB sugar operations, ADC gained control of more than 12,000 acres of land in the Mana plains area of Kekaha, followed in 2009 with the

transfer of the Kokee Ditch System, the Kekaha Ditch System, two pump stations, two hydro-electric power plants and an irrigation/drainage ditch system.



FY 2024 Highlights

## FY 2024 Accomplishments

1. Continued to pursue funding to complete plans and design for phase 2 and 3 of the Wahiawa Reclaimed Water Irrigation System to remove the City's R-1 effluent from Lake Wilson and transmit the water to the Galbraith Agricultural Lands for irrigation.

2. Executed a contract to improve and connect three (3) deep wells to increase water security for the ADC lands and surrounding farmlands. Construction is scheduled for October 2024. At right is a photo of Well #24 improvements in Helemano, Oahu.

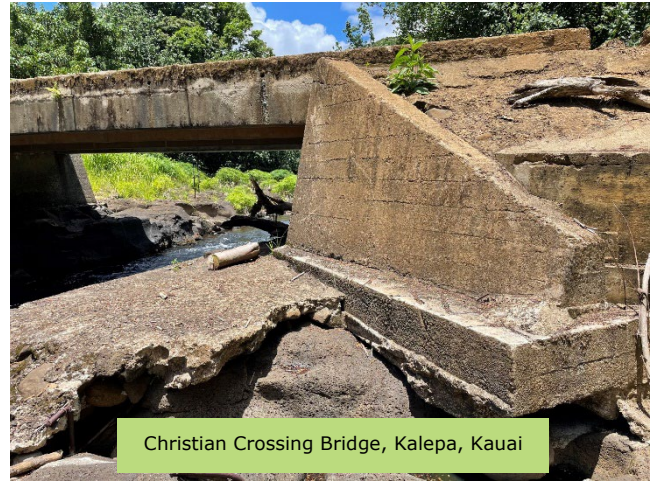


3. Completed solid waste removal and hazmat soil testing at the Galbraith Agricultural Lands where 1,000 vehicles and solid waste had been illegally dumped. Received conditional notice of no further action from the Hawaii Department of Health. Left is a photo of one of the recently cleared areas in Poamoho, Oahu.





- Received \$1MM to complete phase 2 of construction to reinforce abutments and footing of the Christian Crossing Bridge, which also serves as the only alternative crossing across the Wailua River for large vehicles and heavy equipment to the North Shore of Kauai. Construction is scheduled for March 2025. At right is a photo of the eroded bridge abutments in Kalepa, Kauai.



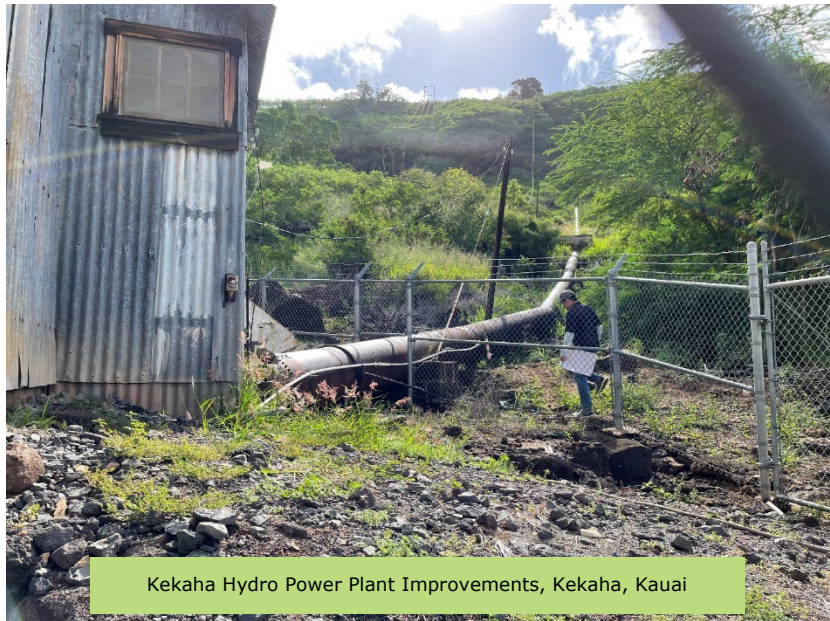
- Received \$2.5MM to replace Bridge 108 in Kekaha, Kauai. Construction is scheduled for June 2025.
- Executed a contract to develop a backup well and irrigation improvements along the Waiahole Ditch in Kunia. Construction is scheduled for July 2025



- Completed improvements to the Menehune Ditch in Waimea, Kauai. At left is a photo of the ditch improvements and transfer of materials via airlift in Waimea, Kauai.

- Continued supporting DAGS Public Works in the development of the infrastructure and warehouse at the Central Oahu Food Hub in Whitmore, Oahu. Construction is scheduled for February 2025.

- Executed a contract to construct a new hydropower plant on the Kekaha Ditch. This requirement to modify the instream flow is the result of a settlement of a complaint against ADC before the Commission on Water Resources Management (CWRM) to stop the waste of water and a petition to amend interim instream flow standards in the Waimea River. Construction is scheduled for November 2024.



Above is a photo of the original penstock that feeds the hydropower plant in Kekaha, Kauai.



- Continued to conduct feed trials at the facility in Kalaeloa, Oahu. Construction of a new driveway and facility expansion is scheduled for December 2024. At left is a photo of ADC staff looking into one of the moi (Pacific threadfin) demonstration tanks in Kalaeloa, Oahu.



11. 5Ks ENV – Island Resource Solutions continued to assist ADC in reviewing the draft National Pollutant Discharge Elimination System permit.



Wahiawa field clearing and trespass work, Wahiawa, Oahu

12. Continuing sweeps and clearing of vacant properties with the assistance of HPD until tenants are licensed and can begin to occupy and farm the land. Left is a photo of a vehicle recovery on ADC land.

13. Continued clearing of vacant lands in anticipation of new tenants. At right is a photo of the recent illegal encampment removal in Whitmore, Oahu.



Trespass and clearing illegal encampment, Wahiawa, Oahu



14. Continued to remove several hazardous trees along roadways and abutting homes that posed a threat to health and safety. To the right is a photo of a large Albizia tree along Wilikina Drive in Wahiawa, Oahu



15. Finalized the sale of a restricted use easement with the U.S. Navy of certain properties near Whitmore Village which will help ensure the properties remain in agriculture in perpetuity.
16. Released more than 3,000 acres of vacant ADC land for applications for farming and ag-related uses.
17. Staff continued to push tenants to embrace GAP training and certification as Food Safety Modernization Act (FSMA) rules come into force.
18. Sought and received funding to hire a new property manager for the island of Kauai, a new water manager for the island of Kauai, three water workers for the island of Kauai and a Climate Resilient Food Product Innovation Manager.
19. Met with Honolulu and Kauai Fire Departments to review all water holdings, provide maps and institute a "no need to ask" policy in case of needs for fire mitigation.
20. Hosted training for the Kauai Fire Department on Kekaha, Kauai lands.

## Challenges Ahead



Staff anticipate agribusiness challenges ahead to include:

1. Access to markets and distribution. The state's goals of doubling food production by 2030 and increasing institutional purchasing provide a policy framework and economic sustainability for the future of agribusiness. Farmers will need to stay current and/or establish GAP training and certification and meet the mandates of the federal Food Safety Modernization Act of 2011 to access these larger marketing opportunities. Establishing a distribution network that moves food around the counties and across the state will be key in leveraging the unique microclimates which are uniquely suited for specific crops.
2. Food aggregation and processing. Developing a supply chain for both fresh and shelf stable food products, aggregation and processing is needed to keep agribusinesses profitable, and the sector growing and creating food security for the state.
3. Access to affordable water and land. As the monocrop industries have exited the state, many water systems have experienced neglected maintenance and disrepair at a time when wildfire mitigation and drought conditions are on the rise. The need for reliable access to water has quickly become an issue of public safety in addition to food security. With the small footprint of land within the state, access to prime land at affordable rates for small, medium and large farmers has become increasingly difficult. Farmers must compete against both housing development and energy projects for land access. ADC, like many landowners and state agencies, continues to receive pressure for access to prime agricultural lands from competing non-agricultural interests such as solar power generation, waste disposal, recreational and training activities and other non-agriculture activities and projects. Going forward, ADC will need to look closely at these proposals to determine if there is an appropriate nexus with ADC's mission and statutory responsibilities.
4. Increasing labor, housing and infrastructure is needed. Agribusinesses across the state are increasingly vocal that the chokehold on their business is ag worker housing and labor which go hand in hand. Creating multi-unit ag worker housing and increasing city water and sewer to ag districts is critical to aiding Hawaii's greater need for food security.
5. Facing climate change impacts. ADC's Kauai properties and the community-at-large have endured several extreme flooding events in the last several years. The realities of climate change suggest that these events may become more frequent and more severe in the coming years. Sea level rise is already threatening coastal communities across the world and is a particular concern for the community and ADC tenants in Kekaha, Kauai. Severe drought will also be a challenge and the need for improved water infrastructure will be a goal for ADC in the upcoming years, and the need to capture storm surges for use in fire mitigation.



6. Biosecurity threats. The impact of coconut rhinoceros beetle (CRB) and Little Fire Ants have impacted the agribusiness landscape as the species continue to spread and evolve their diet. The devastation from biosecurity threats adversely impacts agriculture, horticulture, floriculture, native species, watersheds and tourism, in addition to our health and lifestyle.
7. Impact of ag theft/crime. ADC and our tenants continue to experience and attempt to mitigate agricultural theft and other security issues such as trespassing, encampment of houseless individuals and other illegal activity. These phenomena are hardly unique to ADC; indeed, farmers large and small struggle to mitigate these activities. ADC has experienced some small measure of success by partnering with local law enforcement, as well as recently awarding much of our vacant land to tenant farmers. Regardless, the economic realities of the pandemic, as well as recent enforcement activities which disrupted large encampments elsewhere appear to have resulted in greater numbers of houseless individuals and increased transient activity on ADC lands and the lands of our neighbors.



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Land Purchase Summary as of  
FY 2024

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**ADC Land Purchase Breakdown**

<b>Seller</b>	<b>TMK</b>	<b>Acreage</b>	<b>Closing</b>
Trustee of the George Galbraith Estate	Various	1,250	2012
Castle & Cooke, Inc.	1-7-1-002-009	24	2013
Tamura Enterprises, Inc.	1-7-4-012-016	2	2014
Dole Food Company, Inc.	1-7-1-002-004 1-7-1-002-023	257	2015
W.H. Shipman, Ltd.	3-6-151-002	2	2015
Dole Food Company, Inc.	1-6-5-002-001	73	2016
Dole Food Company, Inc.	1-7-1-002-006 1-7-1-002-034	197	2016
Castle & Cooke, Inc.	1-7-1-002-032	205	2016
Dole Food Company, Inc.	1-6-4-003-016 1-6-5-001-046	386	2017
Castle & Cooke, Inc.	1-9-5-003-007	92	2017
Dole Food Company, Inc.	1-6-5-002-011	215	2017
Dole Food Company, Inc.	1-6-4-004-008 1-6-4-004-006	234	2017
Dole Food Company, Inc.	1-6-5-005-002	434	2017
Dole Food Company, Inc.	1-6-5-001-044	114	2020
Castle & Cooke, Inc.	1-7-1-002-037 1-7-1-002-044	30 22	2022 2022
Dole Food Company, Inc.	Various (well easements)	X	Escrow



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## Appendix II

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### Reporting Requirements per 163D-19(b)(1)-(4), HRS as of FY 2024

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**§163D-19 Annual report.** (a) The corporation shall submit to the governor and the legislature, no later than twenty days prior to the convening of each regular session, a complete and detailed report of its plans and activities.

(b) The following information shall be included in the annual report and shall be posted on the corporation's website:

- (1) The number of lots the corporation leased or used, by size and island;
- (2) The number of lots the corporation leased or used, by island, that contain protocols and conditions supporting specialty farm products;
- (3) The number of vacant parcels and unoccupied parcels in the leasing process, by island, including the parcel size, location, and date the parcel was last occupied by a tenant; and
- (4) A description of any lease sales or transfers approved by the corporation, including:
  - (A) A description of the type of farm products produced by the transferring lessee and the farm products to be produced by the accepting lessee on the leased lands; and
  - (B) The date and description of the transferring lessee's last lease approved by the corporation. [L 1994, c 264, pt of §1; am L 2019, c 28, §9]





Field Availability

Island	Location	Lot, Field, Unit, Parcel, Tax Map		Specialty Crop	Licensed	Date Last Occupied (vacant)
		Key Number	Size (acres)			
Hawaii	Keaau	002	1.526			n/a
Kauai	Kalepa	A	419	X	X	2020
Kauai	Kalepa	B	61.4	X	X	n/a
Kauai	Kalepa	HSPA 1	2	X	X	n/a
Kauai	Kalepa	HSPA 2	2	X	X	n/a
Kauai	Kalepa	HSPA 3	19	X	X	n/a
Kauai	Kalepa	C	179	X	X	n/a
Kauai	Kalepa	D	469	X	X	n/a
Kauai	Kalepa	E	587		X	n/a
Kauai	Kalepa	F	630	X	X	n/a
Kauai	Kalepa	G	312		X	n/a
Kauai	Kalepa	H	382		X	n/a
Kauai	Kalepa	I	518		X	n/a
Kauai	Kalepa	J	160			n/a
Kauai	Kalepa	K	345.43		X	n/a
Kauai	Kalepa	L	287	X	X	n/a
Kauai	Kalepa	M	235		X	n/a
Kauai	Kalepa	GE (A-M)	1000	X	X	n/a
Kauai	Kekaha	101	71.38	X	X	n/a
Kauai	Kekaha	102	67.03	X	X	n/a
Kauai	Kekaha	103	21.8 (por)	X	X	n/a
Kauai	Kekaha	104	52.23 (por)	X	X	n/a
Kauai	Kekaha	105	52.75	X	X	n/a
Kauai	Kekaha	106	38.08	X	X	n/a
Kauai	Kekaha	107	80.29	X	X	n/a
Kauai	Kekaha	108	61.88	X	X	n/a
Kauai	Kekaha	109	4.58	X	X	n/a
Kauai	Kekaha	110	43.17	X	X	n/a
Kauai	Kekaha	111	23.01	X	X	n/a
Kauai	Kekaha	112	114.62	X	X	n/a
Kauai	Kekaha	113	54.74	X	X	n/a
Kauai	Kekaha	115	47.47	X	X	n/a
Kauai	Kekaha	116	106.88	X	X	n/a
Kauai	Kekaha	117	58.81	X	X	n/a
Kauai	Kekaha	119	94.26	X		unknown
Kauai	Kekaha	120	107.09	X	X	n/a
Kauai	Kekaha	121	106.44	X	X	n/a
Kauai	Kekaha	123	48.34	X	X	n/a
Kauai	Kekaha	125	68.31	X	X	n/a



Kauai	Kekaha	127	151.47	X	X	n/a
Kauai	Kekaha	128	153.92	X	X	n/a
Kauai	Kekaha	130	83.71	X	X	n/a
Kauai	Kekaha	201	80.76	X		unknown
Kauai	Kekaha	206	24.17	X	X	n/a
Kauai	Kekaha	207	88.02	X		n/a
Kauai	Kekaha	208	59.8	X	X	n/a
Kauai	Kekaha	209	73.32	X	X	n/a
Kauai	Kekaha	210	34.96	X	X	n/a
Kauai	Kekaha	211	35.69	X	x	n/a
Kauai	Kekaha	212	88.84	X	X	n/a
Kauai	Kekaha	213	37.15	X		2015
Kauai	Kekaha	214	54.96	X		2015
Kauai	Kekaha	215	85.05	X		2015
Kauai	Kekaha	216	98.79	X	X	n/a
Kauai	Kekaha	217	112.3	X	X	n/a
Kauai	Kekaha	218	64.16	X	X	n/a
Kauai	Kekaha	219	199.72	X	X	n/a
Kauai	Kekaha	220	91.94	X	X	n/a
Kauai	Kekaha	221	100.03	X	X	n/a
Kauai	Kekaha	222	71.94	X	X	n/a
Kauai	Kekaha	223	85.02	X	X	n/a
Kauai	Kekaha	225	105.22	X	X	n/a
Kauai	Kekaha	228	82.87	X	X	n/a
Kauai	Kekaha	229	92.02	X	X	n/a
Kauai	Kekaha	309	139.88 (por)	X	X	n/a
Kauai	Kekaha	310	75.76	X	X	n/a
Kauai	Kekaha	311	42.69	X	X	n/a
Kauai	Kekaha	312	88.19	X	X	n/a
Kauai	Kekaha	313	50.79	X	X	n/a
Kauai	Kekaha	314	64.36	X	X	n/a
Kauai	Kekaha	315	40.71	X	X	n/a
Kauai	Kekaha	316	97.25	X	X	n/a
Kauai	Kekaha	317	54.48	X		2016
Kauai	Kekaha	320	101.73	X		2013
Kauai	Kekaha	321	69.28	X	X	n/a
Kauai	Kekaha	322	63.03	X	X	n/a
Kauai	Kekaha	323	85.78	X		unknown
Kauai	Kekaha	324	41.88	X	X	n/a
Kauai	Kekaha	325	31.57	X	X	n/a
Kauai	Kekaha	326	117.77	X		2010
Kauai	Kekaha	327	117.04	X		2016
Kauai	Kekaha	408	15	X	X	n/a
Kauai	Kekaha	409	87.86	X	X	n/a



Kauai	Kekaha	414	14.76	X		2015
Kauai	Kekaha	419	91.14	X		2013
Kauai	Kekaha	421	63.6	X		2013
Kauai	Kekaha	424	67.74	X		2010
Kauai	Kekaha	425	70.66	X		2010
Kauai	Kekaha	601	50.77	X		2003
Kauai	Kekaha	602	59.93	X		2003
Kauai	Kekaha	611	48.17	X		2003
Kauai	Kekaha	612	62.36	X		2003
Kauai	Kekaha	613	142.71	X		2003
Kauai	Kekaha	621	101.99	X		2003
Kauai	Kekaha	631	67.17	X		2003
Kauai	Kekaha	632	65.71	X		2003
Kauai	Kekaha	633	62.29	X	X	n/a
Kauai	Kekaha	635	87.73	X		2003
Kauai	Kekaha	641	48.26	X		2003
Kauai	Kekaha	642	94.16	X		2003
Kauai	Kekaha	643	41.99	X		2003
Kauai	Kekaha	644	47.58	X		2003
Kauai	Kekaha	645	80.25	X		2003
Kauai	Kekaha	646	44.41	X	X	n/a
Kauai	Kekaha	651	31.2	X		2003
Kauai	Kekaha	652	68.74	X		2003
Kauai	Kekaha	653	56.79	X		2003
Kauai	Kekaha	661	52.76	X		2003
Kauai	Kekaha	662	43.02	X		2003
Kauai	Kekaha	663	63.65	X		2003
Kauai	Kekaha	664	105.52	X		2003
Kauai	Kekaha	665	111.71	X		2003
Kauai	Kekaha	666	82.55	X	X	n/a
Kauai	Kekaha	671	49.49	X		2003
Kauai	Kekaha	672	75.29	X		2003
Kauai	Kekaha	673	31.85	X		2003
Kauai	Kekaha	KAP 1	6.371	X	X	n/a
Kauai	Kekaha	KAP 2	13.726	X	X	n/a
Kauai	Kekaha	KAP 3	10.834	X	X	n/a
Kauai	Kekaha	KAP 4	10.014	X	X	n/a
Kauai	Kekaha	KAP 5	9.954	X	X	n/a
Kauai	Kekaha	KAP 6	8.472	X	X	n/a
Kauai	Kekaha	KAP 7	8.495	X	X	n/a
Kauai	Kekaha	KAP 8	8.113	X	X	n/a
Kauai	Kekaha	KAP 9	6.045	X	X	n/a
Kauai	Kekaha	KAP 10	5.423	X	X	n/a
Kauai	Kekaha	KAP 11	7.603	X	X	n/a



Kauai	Kekaha	KAP 12	5.465	X	X	n/a
Kauai	Kekaha	KAP 13	5.976	X	X	n/a
Kauai	Kekaha	KAP 14	7.91	X	X	n/a
Kauai	Kekaha	KAP 15	7.845	X	X	n/a
Kauai	Kekaha	KAP 16	7.753	X	X	n/a
Kauai	Kekaha	KAP 17	9.447	X	X	n/a
Kauai	Kekaha	KAP 18	9.447	X	X	n/a
Kauai	Kekaha	KAP 19	7.585	X	X	n/a
Kauai	Kekaha	Parcel A	5.601		X	n/a
Kauai	Kekaha	Parcel B	32.929		X	n/a
Kauai	Kekaha	Parcel C	17.297	X	X	n/a
Kauai	Kekaha	Parcel D	5.195	X	X	n/a
Kauai	Kekaha	Parcel E	42.019		X	n/a
Oahu	Galbraith	1	26.551	X	X	n/a
Oahu	Galbraith	2	10.767	X	X	n/a
Oahu	Galbraith	3	6.023	X		2012
Oahu	Galbraith	4	10.000	X	X	n/a
Oahu	Galbraith	5	36.026	X	X	n/a
Oahu	Galbraith	6	30.616	X	X	n/a
Oahu	Galbraith	7	24.202	X	X	n/a
Oahu	Galbraith	8	42.325	X	X	n/a
Oahu	Galbraith	9	79.991	X	X	n/a
Oahu	Galbraith	10	83.328	X	X	n/a
Oahu	Galbraith	11	62.025	X	X	n/a
Oahu	Galbraith	12	57.783	X	X	n/a
Oahu	Galbraith	005	221.902	X	X	2017
Oahu	Galbraith	003	132.648	X	X	n/a
Oahu	Galbraith	010	319.769	X	X	n/a
Oahu	Whitmore	004	257	X	X	n/a
Oahu	Whitmore	037	30	X		n/a
Oahu	Whitmore	044	22	X		n/a
Oahu	Whitmore	009	24	X	X	n/a
	Paalaa					
Oahu	Uka	016	552.47	X		2017
Oahu	Whitmore	006	4	X		2017
Oahu	Whitmore	008	230	X		2017
	Paalaa					
Oahu	Uka	056	114	X	X	n/a
	Paalaa					
Oahu	Uka	046	42	X	X	n/a
Oahu	Whitmore	001	73	X	X	n/a
	Paalaa					
Oahu	Uka	006	42	X	X	n/a
	Paalaa					
Oahu	Uka	008	46	X	X	n/a



Oahu	Paalaa Uka	031	216	X	X	n/a
Oahu	Paalaa Uka	009	393.26	X	X	n/a
Oahu	Whitmore	023	0.29	X		2013
Oahu	Whitmore	006	7.87		X	2016
Oahu	Whitmore	034	187	X	X	2016
Oahu	Whitmore	041	122	X	X	2016
Oahu	Whitmore	046	60	X	X	2016
Oahu	Whitmore	047	24	X	X	2016
Oahu	Whitmore	010	5	X		2018
Oahu	Tamura	016	1.57		X	n/a
Oahu	Kunia	003	91	X	X	2015
Oahu	Mililani	007	92	X		2017
Oahu	Waiahole	014	225	n/a	n/a	n/a
Oahu	Waiahole	003	243.18	n/a	n/a	n/a

Description of Lease Sales or Transfers  
FY 2024

No.	Doc. No.	Effective Date	Transferor	Products	Transferee	Products
1	LI-K0801	9/30/2016	Beck's Superior Hybrids Inc.	Seeds	SOH, Department of Education	Educational Programs
2	LI-K1102	5/3/2011	Green Energy Team, LLC	Biomass	Mahipapa, LLC	Biomass
3	LI-KA1501	10/1/2014	Green Energy Team, LLC	Biomass	Mahipapa, LLC	Biomass
4	LI-K1502	1/1/2015	Andros Engineering Corporation	Ag & Engineering Services	Kekaha Agriculture Association	Ag & Engineering Services; base yard