

STATE OF HAWAI‘I
AGRIBUSINESS DEVELOPMENT CORPORATION (ADC)
MEMORANDUM

Date: March 9, 2026

To: ADC Board of Directors

From: Wendy Gady, Executive Director, Agribusiness Development Corporation

Subject: Weekly Report (March 2-9, 2026)

1. Overview of current ADC Projects

1.1. Statewide Projects

1.1.1. Statewide Food & Product Innovation Network (FPIN) Concept

1.1.1.1. *Overview:* Contract with UHCDC to design FPIN concepts

1.1.1.2. *Completed:* ADC Board approved MOU with UHCDC

1.1.1.3. *Next Steps:* UHCDC conducting stakeholder meetings

1.1.1.4. *Board Decision Points:* Review of Final Concept Report and Findings and determine priorities & budget priorities

1.2. Kauai Projects

1.2.1. Grove Farmland Acquisition (\$39M- NOT encumbered)

1.2.1.1. *Overview:* Purchase of 1,000 acres of former sugar farmland near Lihue

1.2.1.2. *Completed:* Ka Pa’akai, funding released for due diligence, due diligence funding released, ESA Phase 1 awarded, AG hired SDAG, Grove hired Surveyor

1.2.1.3. *Next Steps:* ADC/Grove-Draft PSA, ADC-AG to draft hire SDAG, MOU with DCR, Grove- Subdivision, DBEDT-ASO will need to be Approve contract for ESA

1.2.1.4. *Board Decision Points:* Deciding to authorize the ED to negotiate an LOI and PSA for the purchase; when due diligence is completed

1.2.1.5. *Strategic Concerns:* None

1.2.2. Kekaha Ag Processing CIP (\$2M NOT encumbered)

1.2.2.1. *Overview:* Assessment with recommendation of current building for Planning & designing into an aggregation facility

1.2.2.2. *Completed:* Consultant hired for baseline of building

1.2.2.3. *Next Steps:* Receive proposal from consultant, Draft contract to submit to ASO for review and approval, board approval of contract, release of funds

1.2.2.4. *Board Decision Points:* Decision to approve contract with consultant after ASO approval is given, request release of funds

1.2.2.5. *Strategic Concerns:* Funds will lapse June 30, 2026, awaiting proposal from consultant

1.2.3. Kekaha Bridge Improvements CIP (\$2.5M- NOT encumbered)

1.2.3.1. *Overview:* Repair the largest bridge on ADC Lands in Kekaha, Kauai- this is a professional services contract for plan and design

- 1.2.3.2. *Completed:* Budgeted
- 1.2.3.3. *Next Steps:* Need to redraft project scope and reprocore
- 1.2.3.4. *Board Decision Points:* Decision to award the contract
- 1.2.3.5. *Strategic Concerns:* Funds will lapse June 30, 2026
- 1.2.4. Kekaha Ditch Irrigation System Modification (\$3.5M-funds encumbered)
 - 1.2.4.1. *Overview:* Modify the existing hydro power plant to install to meet In Stream Flow Standards and relay water flows to CWRM instantaneously
 - 1.2.4.2. *Completed:* Funding encumbered
 - 1.2.4.3. *Next Steps:* Requesting from DHHL/landowner, to sign off on permit request
 - 1.2.4.4. *Board Decision Points:* n/a
 - 1.2.4.5. *Strategic Concerns:* Gaining landowner approval
- 1.2.5. East Kauai Irrigation System Acquisition
 - 1.2.5.1. *Overview:* Complete due diligence for potential Executive Order transfer of system from DLNR to ADC
 - 1.2.5.2. *Completed:* Funding for equipment and water personnel approved by legislature, encumbered and expended, Water System Manager and 2 water system workers hired
 - 1.2.5.3. *Next Steps:* Due Diligence, Community Stakeholder meetings for input from DOFAW, DLNR, DHHL, pending ADC Board Approval, return to BLNR for transfer approval, hiring an additional water system worker
 - 1.2.5.4. *Board Decision:* Presentation of due diligence for board determination of transfer of system
 - 1.2.5.5. *Strategic Concerns:* Identifying the scope of the system, developing MOU with DOFAW to allow ongoing hunting
- 1.2.6. Purchase of Gay & Robinson Land (\$1.3M)
 - 1.2.6.1. *Overview:* Acquire strategic ag lands in Waimea, Kauai that contain portions of the Kekaha Irrigation System which are at risk of being sold and would prevent water flow to ADC tenants
 - 1.2.6.2. *Completed:* Legislative approval/budget, Request for release of due diligence funds
 - 1.2.6.3. *Next Steps:* Upon due diligence funding being released, conducting appraisal and due diligence
 - 1.2.6.4. *Board Decision:* Approval of ED negotiating LOI and PSA, Review/approval of PSA, upon completion of Due Diligence/presentation by staff and decision to acquire
- 1.2.7. NPDES Permit Compliance Contract (\$1-1.1M legal, \$1M compliance, ?/fines)
 - 1.2.7.1. *Overview:* Adhering to an approved NPDES Permit monitoring plan, testing, monitoring and reporting to DOH & EPA, permit is required for operating & maintaining PMRF Pumps, and for discharging from the ADC outfalls in west Kauai
 - 1.2.7.2. *Completed:* Procurement process, 12/17 was a hearing requesting stay of

permit terms and conditions, stricter compliance monitoring started 1/1/26
Contested case determination issued testing continues under permit
conditions while DOH remedies permit process

- 1.2.7.3. *Next Steps:* Processing of contract through DBEDT ASO stricter monitoring, started 1/1/26, AGs office to draft supplemental contract for SDAG
- 1.2.7.4. *Board Decision Points:* Determination of entering a contract with Navy Contract for Pump O&M
- 1.2.7.5. *Strategic Concerns:* Potential for precedent for future NPDES Permits, and testing and monitoring of all state-owned/operated water systems, cost of complying with permit terms and conditions as written, and future legal challenges/civil suits, potential liability for fines for noncompliance

1.3. Oahu Projects

1.3.1. High Pressure Packaging Facility (\$300k/2024; \$5.5M/2020; \$9.014M/2024; \$22.076M/2025; \$6.3M/2026)

- 1.3.1.1. *Overview:* Design of a facility, purchase of equipment to operate a postharvest facility to turn off grades into value-added products, shelf-stable products, & products for institutional purchasers. Project will have three contracts: 1) design/build; 2) operate, and 3) Construction management.
- 1.3.1.2. *Completed:* Design/build contract was procured and awarded, MOU with UHDCDC for master development support
- 1.3.1.3. *Next Steps:* Negotiate operator contractor, Design scope and procure construction management contract, ongoing PM with design/build and potential operator contractor
- 1.3.1.4. *Board Decision Points:* Award contract for operator and contract management firm.
- 1.3.1.5. *Strategic Concerns:* None

1.3.2. Food Processing Plant, Oahu- Egg-Cracking Facility (\$5.7M)

- 1.3.2.1. *Overview:* Food processing facility in Wahiawa, Oahu that will include an egg cracking facility with primary markets of the centralized kitchen institutional purchasers, restaurants and hotels
- 1.3.2.2. *Completed:* Funding, LOI, scope for professional services
- 1.3.2.3. *Next Steps:* Request funding for due diligence, MOU with UHDCDC for concept development, PSA
- 1.3.2.4. *Board Decision Points:* Approve execution of PSA, review due diligence and *Discuss/authorize to acquire*
- 1.3.2.5. *Strategic Concerns:* Sellers timeline due to interest by other buyers

1.3.3. Central Oahu Ag Food Hub Infrastructure & Warehouse

- 1.3.3.1. *Overview:* Develop infrastructure to support the Centralized kitchen, HPP, Central Oahu Ag and Food Hub, warehouses, office space and possibly housing

- 1.3.3.2. *Completed:* Contract awarded to DAGS for plan, design, construction, and equipment for warehouses, Groundbreaking was 11/14/2025
- 1.3.3.3. *Next Steps:* Operational meetings for Project Manager with DAGS, DOE & HCDA
- 1.3.3.4. *Board Decision Points:* Strategy for the area
- 1.3.3.5. *Strategic Concerns:* Upgrading infrastructure to be turned over to the city and county for ongoing maintenance & associated costs
- 1.3.4. Centralized Kitchen (NO funding for ADC)
 - 1.3.4.1. *Overview:* Centralized kitchen that will prepare meals for 3 school districts in central Oahu
 - 1.3.4.2. *Completed:* ROE with DOE
 - 1.3.4.3. *Next Steps:* Determine if CPR, Lease, CAM
 - 1.3.4.4. *Board Decision Points:* Determination of CPR/Subdivision if needed
 - 1.3.4.5. *Strategic Concerns:* Funding for site remediation of \$500k
- 1.3.5. Farm Field Days (NO funding for ADC)
 - 1.3.5.1. *Overview:* Addition of a water line for irrigation, and further field preparation for the annual Hawaii Farm Bureau Federation's State Fair
 - 1.3.5.2. *Completed:* Initial site preparation, trees removed, grass cut, grading, alternative road put in by DOT
 - 1.3.5.3. *Next Steps:* Approval of water line by BOW, funding for additional site preparation
 - 1.3.5.4. *Board Decision Points:* Budgeting for future
 - 1.3.5.5. *Strategic Concern:* No funding for additional site preparation and procurement of water- which is determined by site plan of 55 acres
- 1.3.6. Entrepreneurial Product Manufacturing Facility (\$500k-concept/Complete; \$4.5M/design fees – est FY27, \$45-50MM construction- tbd)
 - 1.3.6.1. *Overview:* Construct a manufacturing facility that can remove cost of scaling value-added products in Hawaii
 - 1.3.6.2. *Completed:* Concept design
 - 1.3.6.3. *Next Steps:* Procure funding for design
 - 1.3.6.4. *Board Decision Points:* Budgeting for design and construction
 - 1.3.6.5. *Strategic Concerns:* Funding
- 1.3.7. Wahiawā Irrigation System Acquisition (\$770M/environmental due diligence, \$5M for Land)
 - 1.3.7.1. *Overview:* Act 218 legislates the inter-agency acquisition of the Wahiawa Irrigation System, Wahiawa Dam & Spillway & Appurtenant Works by ADC and Lake Wilson Reservoir by DLNR, and DABs procurement of funding for design and improvements to the dam and spillway to bring up to DLNR Dam Safety Requirements
 - 1.3.7.2. *Completed:* Legislation passed, LOI/PSA with Sustainable Hawaii, Request for itemized Due Diligence documents

- 1.3.7.3. *Next Steps:* PSA with Dole negotiated and submittal to the board, Sustainable Hawaii due diligence
- 1.3.7.4. *Board Decision Points:* Execution of PSA with Dole, Due Diligence Report of Sustainable Hawaii Acquisition and decision to acquire, Due diligence Report of Dole System and decision to acquire
- 1.3.7.5. *Strategic Concerns:* Repeal of Act 218 on June 30, 2026
- 1.3.8. Aquaculture Feed Mill (\$4M)
 - 1.3.8.1. *Overview:* Develop a feed mill pilot for aquaculture in Kalaeloa, Oahu
 - 1.3.8.2. *Completed:* Encumbered funds, contract awarded for pilot
 - 1.3.8.3. *Next Steps:* Monitoring contract, prototype tested, scale/test
 - 1.3.8.4. *Board Decision Points:* Next steps after pilot are concluded
 - 1.3.8.5. *Strategic Concerns:* Lack of input to scale up production
- 1.3.9. Small Animal Slaughterhouse (\$4M for land; \$17M for plan/design/construction)
 - 1.3.9.1. *Overview:* Purchase land, design and build a small animal slaughterhouse on Oahu to increase local meat production, help meet state food mandates and institutional purchasing goals
 - 1.3.9.2. *Completed:* Due diligence funding released, professional services for appraisal drafted/posted
 - 1.3.9.3. *Next Steps:* Award of Appraisal, Contract approved by DBEDT ASO, release of funds for land purchase
 - 1.3.9.4. *Board Decision Points:* Approve ED negotiation of LOI/PSA for land purchase; Review/approval of PSA for land purchase; Review due diligence/decision to acquire land;
- 1.3.10. Waiahole Irrigation Project (\$2.5)
 - 1.3.10.1. *Overview:* Plans, design and construction for system improvements
 - 1.3.10.2. *Completed:* Funded
 - 1.3.10.3. *Next Steps:* Request funding from Governor, Design scope of work for procurement
 - 1.3.10.4. *Board Decision Points:* Awarding of contract
 - 1.3.10.5. *Strategic Concerns:* Ongoing system maintenance that has been delayed
- 1.3.11. Mililani Technology Park Transfer
 - 1.3.11.1. *Overview:* Transfer of 150 acres of land in the Mililani Tech Park from HTDC to ADC
 - 1.3.11.2. *Completed:* Board decision to accept the transfer
 - 1.3.11.3. *Next Steps:* Legal review/process
 - 1.3.11.4. *Board Decision Points:* Use of the parcel, and funds for infrastructure
- 1.3.12. Wahiawa Reclaimed Wastewater System, R-1 reuse project (\$4M)
 - 1.3.12.1. *Overview:* Design a pipe/pumping system to route R-1 water from Wahiawa Wastewater Treatment Plant away from Lake Wilson
 - 1.3.12.2. *Completed:* Design Phase 1 and Phase 2, Request for release of funds, Working relationship with County of Honolulu

- 1.3.12.3. *Next Steps:* Procurement and contracting of Phase 3, drafting of MOU with County of Honolulu for the R-1 water
- 1.3.12.4. *Board Decision Points:* Awarding of design contract, strategy regarding R-1 water, future budgeting funding requests
- 1.3.12.5. *Strategic Concerns:* Funding for project upon completion of design- could be \$150M
- 1.3.13. Dole Wells Project, Water for Immigrant Farmers Initiative (\$9.2M)
 - 1.3.13.1. *Overview:* After the acquisition of the Dole deep wells (\$4.7M/2018), and plans, design (\$4M/2022), complete design/construction for improvements
 - 1.3.13.2. *Completed:* Funding appropriate, procurement of engineering services for plan and design
 - 1.3.13.3. *Next Steps:* Contracting approval from DBEDT to amend existing contract for engineering services, contracting approval for construction improvements
 - 1.3.13.4. *Board Decision Points:* Award of contract after approvals
 - 1.3.13.5. *Strategic Concerns:* Potential lapse of funding from 2022, timeframe for contract improvements may require rent credits to tenants if prolonged
 - 1.3.13.6. *Overview:* Acquisition of 45 acres surrounded by state owned property
 - 1.3.13.7. *Completed:* Authorize ED to negotiate LOI and PSA, Draft of LOI
 - 1.3.13.8. *Next Steps:* Execution of LOI and PSA, Request release of funds for Due diligence
 - 1.3.13.9. *Board Decision Points:* Review of draft PSA for discussion/decision; upon completion of due diligence, review of due diligence and decision to acquire
 - 1.3.13.10. *Strategic Concerns:* Appraisal price difference from asking price
- 1.3.14. Whitmore Food Mart Acquisition (\$500k for land acquisition due diligence)
 - 1.3.14.1. *Overview:* Due diligence for the acquisition of commercial land in Whitmore, Oahu
 - 1.3.14.2. *Completed:* Funding authorized for due diligence
 - 1.3.14.3. *Next Steps:* Procurement of due diligence services
 - 1.3.14.4. *Board Decision:* Review due diligence when complete
 - 1.3.14.5. *Strategic Concerns:* Findings from due diligence
- 1.3.15. Wilikina Parcel/Kauahale Concept
 - 1.3.15.1. *Overview:* Utilize the 5-acre parcel in Central Oahu for a Kauahale and Ag worker housing to reach state goals
 - 1.3.15.2. *Completed:* Informational Briefing to ADC Board
 - 1.3.15.3. *Next Steps:* BLNR decision to revoke the EO language requiring aquaculture on the parcel, and acknowledge the land use designation
 - 1.3.15.4. *Board Decision:* Decision to decide to subdivide the parcel to allow for both Kauahale and potential ag worker housing
 - 1.3.15.5. *Strategic Concerns:* Development of an ADC Board policy for Ag worker housing policy

1.3.16. Tanada Reservoir Acquisition (\$2M)

- 1.3.16.1. *Overview:* Acquisition of an irrigation system in central Oahu
- 1.3.16.2. *Completed:* Initial discussions with seller
- 1.3.16.3. *Next Steps:* Determine legislative intent of the funding
- 1.3.16.4. *Board Decision Points:* Authorize ED to execute LOI/PSA, review PSA for execution, review due diligence to determine to proceed on acquisition
- 1.3.16.5. *Strategic Concerns:* n/a

1.3.17. Oahu Commodity Mapping (ADC Commodity Coordinator & CTAHR)

- 1.3.17.1. *Overview:* Working with the DOE on commodities required to meet 2026-2027 school year meal plans to develop what commodities can be grown where on Oahu
- 1.3.17.2. *Completed:* Concept development, commodities purchased
- 1.3.17.3. *Next Steps:* ADC Commodity Coordinator to refine volumes
- 1.3.17.4. *Board Decision Points:* Future Informational Briefing by ADC Commodity Coordinator on progress and timetables
- 1.3.17.5. *Strategic Concerns:* Price points for which commodities can be grown, and Procurement Process for farmers

1.3.18. Feed Mill Concept Study (\$250k)

- 1.3.18.1. *Overview:* Contract with UHCDC to do proof of concept for a feed mill on Oahu to support state food mandates
- 1.3.18.2. *Completed:* Stakeholder meetings, site visits and baseline analysis
- 1.3.18.3. *Next Steps:* Finalize report for review by staff, work with professional services company to generate cost for construction of concept
- 1.3.18.4. *Board Decision Steps:* Informational presentation by UHCDC and decision to budget for concept if approved

Operational Updates:

1. Board of Directors Support:
 - a. Strategic Plan PIG Members are actively working on updating the ADC Strategic Plan
 - b. Preparation for 3/19/26 Meeting on Oahu at Plant Quarantine
 - c. Supporting ADC Administration Standing Committee and active PIGS: Strategic Plan Update, Solar, Maui Irrigation System, HDOE Support, ED Evaluation & Audit
 - d. MOUs In Process: CTAHR for funding transfer and reporting for items in ADC Budget; Nourishing Hawaii's Future, Department of Corrections & Rehabilitation for Kauai lands
 - e. ADC Land Policies & Procedures being reviewed/updated with potential changes from staff for future board meetings
2. Legislative Update:
 - a. Staff meeting daily to review bills being introduced relating to ADC
 - b. Daily meetings with legislators regarding bills
 - c. Discussions with Chair Watts on Legislative Testimony process

3. Administrative:
 - a. Staff Meetings are held every Wednesday and Staff will be wearing new ADC Shirts on Wednesdays
 - b. Interviewing continues for Accountant IV (preliminary reference checks), Oahu Property Manager & Kauai Water Worker, rewriting PD for Waiahole Supervisor
 - c. Mid-year employee reviews ongoing
 - d. Research on potential Community Directed Spending (CDS) grants, and grant for hydro feasibility study, watching for DCIP information, following up on 2025 CDS grant status
 - e. Reviewing proposals for professional services for transcription support
 - f. PR Contract with DBEDT ASO for approval
 - g. RFP For PR Services posted

Upcoming Event/Conferences:

1. 3/12: First Crossover Bills
2. 3/13: Last day to introduce substantive resolutions
3. 3/16: Budget Decking Bills
4. 3/18: Budget Crossover Bills
5. 3/19: Second triple referral filing bills; ADC BOD Meeting
6. 3/26: ADC Offices will be closed
7. 3/30: Second Lateral Bills
8. 3/31: First lateral for concurrent resolutions
9. 4/3: ADC Offices will be closed
10. 4/9: First crossover for concurrent resolutions
11. 4/10: Second decking bills
12. 4/16: ADC BOD Meeting, Second crossover bills & Last day for the Originating body to disagree with bill amendments
13. 4/24: Deadline for final form of bills proposing constitutional amendments
14. 4/27: Second crossover for concurrent resolutions
15. 4/29: Final Decking of non-fiscal bills
16. 5/1: Final decking of fiscal bills
17. 5/8: Adjournment Sine Die – in Latin “sine die” means “without a day” specified for next meeting
18. 5/21: ADC BOD Meeting
19. Summer 2026: FPIN Conference
20. 11/9-10/2026: Ag Leadership Conference