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AGRIBUSINESS
DEVELOPMENT
CORPORATION

March 25, 2026

Attn: Executive Director Wendy Gady
Agribusiness Development Corporation
235 S. Beretania Street, Suite 205 Honolulu, HI 96813

Dear Executive Director Gady,

I am writing as a property owner in Waialua regarding the recent near-failure of Lake Wilson Dam. The potential consequences of a dam breach are alarming, especially for families like my son's, who live at 67-207 Kahaone Loop in the area that would be directly affected.

Because ADC has been involved in the State's effort to acquire the lake and dam from Dole, I urge your agency to move swiftly to finalize that acquisition and to ensure that the necessary repairs and safety upgrades proceed without delay. The community is counting on ADC's leadership and follow-through.

Thank you for your attention to this critical matter.

Sincerely,



Daniel Benedict

E-1 TESTIMONY

From: [Franco Tramontano](#)
To: [DBEDT.ADC](#)
Subject: [EXTERNAL] Wahiawa dam Transfer to state I support along with wells
Date: Monday, March 9, 2026 12:19:16 PM

Sent from iPhone

SB4800, SB1

Testimony in Favor, by Boyd Ready, RP

Lead Docent, Local Historian, Haleiwa Waialua Historical Society

Member, North Shore Neighborhood Board Water and Land Committee

Research in newly archived, found collections of original Waialua Sugar Company documents and maps, and other research reveals significant facts.

- ‘Lihue,’ the royal center for Oahu’s ruling chiefs was in the vicinity of the ‘Lihue Pali,’ the steep-sided gulch that is now the site for this reservoir
- Senator Inouye helped provide \$8,000,000 in grants, in 2006, to renovate the tunnel and restore the siphons to continue to allow irrigation water to cross the ravines.
- The 1904 notebook of 1st manager, William Goodale shows cost proposals from engineers for the 1898-1899 stream flow studies, and for dam construction in 1904.
- The primarily immigrant, contract-labor Japanese workforce at the time (1898-1905), under engineers’ supervision, performed the hard labor to create this reservoir.
- Thirty eight tunnels, excavated by hand, with dynamite, donkeys and wheelbarrows, bring water from across multiple Koolau Mountain watersheds into the reservoir.
- Original 1911 hand drawn map, in detail, shows an 11,000 foot tunnel, hand excavated, bringing water from the dam, parallel to Kaukonahua Stream, to an outfall well above the stream, allowing gravity flow to upper fields, avoiding pumping up from the river, and allowed hydropower from water flowing back down to the river,
- It is the largest freshwater reservoir in the State. It’s gravity-distributed supply eliminates large electricity demands for pumping.
- It was key to Waialua Sugar’s best plantation water system, with sixty million gallons of irrigation water per day, compared to current Board of Water Supply’s potable water supplies of about two to three million gallons for North Shore demand today.

This testimony is IN FAVOR of SB4800, SD1, to preserve, improve, and use this irreplaceable infrastructure for agriculture. This is my opinion only, not authorized or issued by the Haleiwa Waialua Historical Society.



Boyd Ready, RP
59-661 Alapio Road
Haleiwa HI 96712



April 14, 2026

Subject: **Support for Agenda Item E.1.**

Dear Chair Watts and Members of the Board,

Dole Food Co. Hawaii ("Dole") submitted testimony in support of agenda items E.1. and E.3. in advance of the April 7, 2026, ADC Board meeting, which has been rescheduled to April 15, 2026. Dole now submits this supplemental testimony in advance of the rescheduled Board meeting.

Dole remains committed to facilitating the timely and complete transfer of the Wahiawa Irrigation System ("WIS") to the State. Given the June 30, 2026, statutory deadline, we are pleased that the ADC is taking up this agenda item to move the transfer forward.

In an effort to facilitate that process, this testimony is meant to summarize for the Board the legislative authority and statutory framework under Act 218 and provide information on the scope and findings of nearly three years of due diligence already completed cooperatively by Dole, ADC, and DLNR since Act 218 became law.

It is important to note at the outset that all concerns raised by the State through due diligence process have been addressed. The Wahiawa Irrigation System Transfer Agreement ("Transfer Agreement") has been reviewed and edited by the Assistant Attorney General representing ADC and is essentially complete. Because the BLNR approved moving forward with the Transfer Agreement at its March 27, 2026, meeting, the only remaining agency action needed before the Transfer Agreement can be executed and escrow is approval of Item E.1. on the Board's agenda today.

Legislative Authority and Status

On July 5, 2023, Governor Josh Green, M.D. signed Act 218 into law, authorizing and directing the State of Hawai'i to acquire the WIS for the purposes of preserving irrigation water for Oahu's agricultural community and maintaining public recreational access to the reservoir. The Legislature found that the WIS is a critical irrigation system serving farmers in Wahiawa, Waialua, and Haleiwa on the island of Oahu.

Act 218 establishes a tri-agency acquisition structure, with the ADC, DLNR, and DOA each having certain responsibilities; the ADC's being to own, manage and operate the WIS and set water rates sufficient to fund operations and maintenance. Act 218 appropriates money to acquire land from the other party owning a portion of the WIS (Sustainable Hawaii) and to upgrade the Wahiawa Dam spillway. No money is needed to acquire Dole's portion, as Dole has agreed to gift it to the State.

E-1 TESTIMONY

Additional appropriations are currently working through the 2026 legislative session designed to provide additional funds related to the ownership and maintenance of the WIS. These appropriations supplement and reinforce the Act 218 funding framework and confirm continued legislative support for the WIS acquisition and post-transfer operations.

The only remaining agency action required to execute the Transfer Agreement is the ADC Board's approval of Agenda Item E.1. The BLNR approved a parallel item granting its Chair the necessary authority at its March 27, 2026 Board meeting. Upon approval of Item E.1., the ADC Executive Director may execute and deposit the Transfer Agreement with Title Guaranty Escrow Services, Inc., placing the transaction on track for closing before the June 30, 2026, statutory deadline. That date is critical, as Act 218 states that if all property transfers are not filed or recorded with the Bureau of Conveyances by June 30, 2026, the Act shall be repealed and the funding will lapse. Fewer than 80 days remain, so completion of due diligence, finalization of conveyance documents, and execution of all transfers must proceed immediately and concurrently.

Summary of Due Diligence Completed

Over the nearly three years since Act 218 was enacted, Dole, ADC, and DLNR have worked cooperatively to complete comprehensive due diligence on the WIS. ADC retained Element Environmental, LLC ("E2") of Aiea, Hawai'i to conduct a comprehensive due diligence study, with final deliverables submitted to ADC on January 16, 2025. In parallel, Dole released all completed engineering work for the dam and reservoir to ADC's consultants in October 2024. R.M. Towill Corporation conducted boundary surveys of the ADC parcels.

Per both ADC staff's April 15, 2026, Board presentation and the DLNR Land Division's March 27, 2026, BLNR staff report, all concerns raised by the State through this process have been addressed. The staff report confirmed that title reports were reviewed with no outstanding issues, boundary surveys were completed by Austin, Tsutsumi & Associates, Inc. (ATA) for the BLNR parcels, Phase I and Limited Phase II ESAs were completed for the BLNR parcels, and the acquisition was recommended as it advances the State's interests in water security, agricultural sustainability, and infrastructure safety.

Specifically, the E2 report addressed ownership, legal rights, system condition, environmental conditions, O&M costs, water quality, water sources, easements, equipment inventory, and the Schofield effluent arrangement in comprehensive detail. Regarding the infrastructure, E2 rated the condition of each component of the WIS as either Good, Fair, Poor, or Unknown, and concluded that all active portions of the system—primarily between Kaukonahua Road and Kamehameha Highway—are generally in fair to good condition. Regarding O&M, E2 identified the major ongoing obligations ADC will assume post transfer and provided advice on how to ensure ADC met those requirements.

More recently, ADC staff sent Dole a list of fifteen diligence items. Dole has responded with substantive responses and supporting documents addressing each of those items, noting that most of those items were substantially addressed—in whole or in part—through materials already provided to ADC over the nearly three years since Act 218 was enacted. The primary vehicle for that disclosure was ADC's engagement of E2 and the resulting report and deliverables mentioned above.

Next Steps

Given the June 30, 2026, statutory deadline, Dole reiterates the importance of approving Item E.1., today, granting authority to the Executive Director to negotiate and sign the Transfer Agreement.

Once that is complete, the parties will immediately deposit the Transfer Agreement with Title Guaranty Escrow Services, Inc. to open escrow and commence the due diligence period under Section 3.2 of the Transfer Agreement. This is the single most time-critical action item: escrow must be opened immediately upon Board action to maximize the time available for closing before June 30, 2026. Given the extensive due diligence that has already taken place as detailed above, we do not expect much time will be needed to conclude diligence.

In parallel, we will coordinate the logistics of closing of all conveyance documents—deeds, bills of sale, grants of easement, and easement assignments—for filing or recording with the Bureau of Conveyances no later than June 30, 2026.

Dole is prepared to cooperate fully and expeditiously with ADC and all State agencies to ensure this acquisition is completed before the statutory deadline. The preservation of the Wahiawa Irrigation System for Hawai'i's farming community and the general public is a goal Dole shares with the State, and Dole remains committed to facilitating that outcome.

Thank you for this opportunity to be heard.

Respectfully submitted,



Jared Gale

Dole plc / Dole Food Company, Inc.

Chief Legal Officer & Company Secretary

Enclosures: Presentation for Informational Item F.2. regarding operational parameters, infrastructure issues, and system challenges related to the Wahiawa Dam and ditch system

Jason Watts, Chairperson
Agribusiness Development Corporation
State of Hawaii

Dear Mr. Watts:

I am Howard Green, manager of Sustainable Hawaii, LLC, (SH) from whom ADC is purchasing half of Wahiawa Dam, the entire spillway and about 140 acres of land underlying the dam, reservoir and the initial downstream irrigation trunkline.

As you might have heard, I took on my interest in the reservoir through SH because I thought it should be owned by someone from the community, who would reflect the interests of the community. In that role, I want to both congratulate and thank you and the ADC Board for embracing the challenge of Wahiawa Reservoir. It's a critical asset for us and in particular for North Shore agriculture and the Waialua Community.

Undoubtedly you know, On July 5, 2023 Governor Green (no relation) signed Act 218 providing for the State to accept a gift of Dole's half of the Wahiawa Dam and Reservoir, to purchase the SH part of the property, and to fund about \$20m for repairs of the dam as might be needed. That funding expires July 1, 2026. The law came about as 260 witnesses, mostly farmers, and farm workers, but also North Shore community leaders spoke unanimously for preserving the dam and the community. Thus, the Legislature and the Governor adopted Act 218. And joining their leadership, you and the ADC Board followed up with the SH contract last year on July 17.

The Dam was first constructed in 1907 as necessary water supply for the the Waialua Sugar plantation. For nearly 100 years it was operated by Dole's Waialua Sugar Plantation, and its predecessors. But by the 1990's sugar was departing Hawaii. Since sugar departed, ownership of the sugar land has been disbursed, and now hundreds of farmers besides Dole, also use, and need the water. At the same time, the North Shore community has grown, and what once was just an agricultural dam, came to be used as a flood control dam to protect downstream communities, a fishing recreational area for Wahiawa fishermen, and as a place to deposit the effluent from the City and County's Wahiawa Sewage Treatment Plant.

Given the growth of downstream populations, the Dam Safety Engineers of DLNR began to require new costly improvements to the dam to convert it into a flood control facility. At the same time multiple public functions for the reservoir, had arisen. Meantime, Dole's Sugar crop --- the product that made maintenance of the dam by Dole economic, disappeared. With this background, Dole determined it could no longer carry the

increased burden of the dam and offered it to the state as a gift in lieu of Dole's simply taking it down.

At the same time, agriculture became so important to Hawaii, that a constitutional amendment was passed in the 1970's requiring designation and preservation of important agricultural lands within the State. And The Agribusiness Development Corporation was created in the mid 1990's to assist small farmers in acquiring land, and also to develop ag related businesses that could help the farms stay economic.

The need for the water by agriculture is critical. Rain on Oahu's central plain and North Shore runs about 2" per month for six summer months; not enough to keep farm crops alive. The reservoir has produced as much as 20 mgd for 250 days a year --- enough to produce an acre foot for 26.5 sq. miles of farm land. SH hired an engineering company to study the actual replacement value of the Dam, as is. The study concluded that rebuilding the dam "as is," would cost \$65,000,000. Thus, Dole's offer was a huge gift.

Less well known, Wahiawa Reservoir has through the years provided important flood protection for Waialua and Haleiwa and did so again recently on Feb. 19 and March 13, but was unable to do so on March 20.

The basic facts are that the watershed of Wahiawa Reservoir is roughly 16 sq. miles, 32% of the 50 sq. miles that drain through Haleiwa and Waialua. In recent years Dole has tried to maintain the reservoir at 65' of depth in winter --- 15 feet below the level of the spillway. In the past two and a half months four winter storms have occurred: Feb. 19, March 13, March 20 and Now, April 8. At the beginning of the February storm, the reservoir level was at 72' providing 8 feet of reserve capacity (which translates into about 8" of actual rain) before the reservoir begins pouring excess water over the spillway. On March 13, with 24 days between storms, the reservoir was once again at 72'. No flooding occurred from these storms. But the March 20 storm occurred only 7 days after the prior storm, so the reservoir did not have time to drain and was still at 79' providing almost no reserve capacity. Widespread flooding followed. But what is to note, is the flood control benefit the reservoir did in fact provide. Now, on April 8, the reservoir level is back down to 72'. In none of these storms did the reservoir rise to a level above 85+' and historically it never has. I make this point because a great deal of inaccurate publicity suggested Wahiawa Dam was recently "in imminent danger of topping, and failure. It never was.

For some years, SH has advocated addition of a gated spillway 10' high and 30' wide, bottoming at the 70' level. It would provide additional capacity during rains, but more important the ability to quickly drain the reservoir below the spillway right after a storm, to

restore the reservoir's reserve capacity during the rainy season. But plus, retention of a higher water level for irrigation during the dry summer months.

It is concerning that the present planning for the dam focuses on lowering the present spillway by 6 feet and widening it. That would reduce the reservoir irrigation capacity by almost half, which also would eliminate a huge part of the reserve capacity used for flood control. It is driven by the desire to protect the dam from a highly improbable storm of 65" in 24 hours, projected by a poorly credentialed firm from Colorado with no tropical Island experience, whereas U.H Professor Dr. Pao-Shin Chu , who specializes in Extreme Rainfall Events in Tropical Islands and is also NOAA designated Hawaii State Climatologist has projected a Probable Maximum Storm of 21" for the Wahiawa watershed.

The foregoing outlines why the Reservoir is so important to North Shore agriculture, Haleiwa, Waialua, and the entire North Shore community. Thus I want to thank you and the Board, for your leadership with respect to the Dam and Reservoir.

Submitted with Respect and Aloha

Howard R. Green
Sustainable Hawaii LLC

From: [Ehu Hawaii](#)
To:

Subject: [EXTERNAL] 1906 Wahiawa Dam Concerns
Date: Wednesday, March 18, 2026 3:36:58 PM

I have lived on the North Shore in Waialua for 50+ years and never knew that we were in danger of a deadly flash flood if Lake Wilson, a State regulated Dam, was to breach its 88 foot limit.

This dam is 120 years old. My understanding is that 100 years is basically the life span of dams. From its own website, it has repeatedly failed inspections. Civil Beat has reported they have been seriously fined in past years. It is currently shown as being in Poor condition and under investigation. The spillway is capable of discharging 24,500 cubic feet per second!!! Grasp the power of that! Waialua is a mere 7 miles directly downstream and in the direct path of destruction. The Hazard assessment is High. Hazardous included threats to probable (death) Human life, schools, property, businesses and farms. The Waialua population is about 4,000 people. For how long has this been ignored? The June 2009 Assessment was at High!!! That's 17 years!!! Why haven't any corrections been done? The 2021 fine of \$20K should have been a good start. What happened to that money?

Friday March 13, 2026 We had done our due diligence and had our home secured and supplies needed for a rainy week. We were prepared with back-up energy. What could go wrong? It was only raining. Like I said we had no knowledge that there was any possibility of a Dam breaking. The first alert my husband and I received was about 2:30pm on our phones and advised us to stay off the streets due to flooding from the rain. We already knew this as my husband had been out working and had come home early. It wasn't until we watched the 6:00pm news that It was mentioned to be prepared to evacuate. I called a few neighbors and nobody seemed concerned. Otake Camp always floods as with other low lying areas in Waialua and Haleiwa. Our main exit, Waialua Beach Road, floods often during any rain.

The 9pm news advised the Dam reached the 84 feet level and advised to be ready to evacuate. BTW the lake is mandated to never exceed 65 feet!!! This was the 2nd day at the beginning of the biggest rain storm we've had in many years. There were no sirens going off. There were no police bull horns announcing an evacuation. Just a suggestion to be ready to go. We decided to leave. We had previously evacuated during the July 2025 Tsunami event. Even though we left almost

E-1 TESTIMONY

immediately, the traffic jam from Waialua Beach Rd to get to Kaukonahua Road took us an hour! That was where the Dam would have raged down. We didn't want to take a chance to wait for a late night alert since we had to go further to get to Kam Hwy being the only way out.

We are grateful we didn't have a breach of the Lake Wilson Dam 13 March 2026 but Hawaii News Now just advised another Kona Low with possible flooding is expected tomorrow Thursday March 19, 2026. What's Your Plan???

For 17 years it has been known by way too many people that the Dam was Hazardous to Human life!!! Action is necessary NOW! Call in the Engineers, call the Corp. I don't know who else, but this must be fixed!!!

Robin Leachman
67-233 Kahaone Loop
Waialua, HI 96791



**Informational Item:
F.2. Presentation by Dole Food
Company, Inc. regarding operational
parameters, infrastructure issues, and
system challenges related to the
Wahiawa Dam and ditch system**

*Agribusiness Development Corporation
April 15, 2026*



Act 218

- **Senate Bill 833 was signed into law by Governor Green July 2023 as Act 218.**
 - Bill and Act received widespread support from local Neighborhood Boards and the Legislative Branch.
 - Covers all aspects of the WIS “System”: Wahiawa Dam, Lake Wilson, and ditch system (which includes, siphons, pipelines, tunnels, and small reservoirs)
- **Act 218 directs the Governor to negotiate the transfer of the WIS to the State of Hawaii.**
 - Dole will gift all of the WIS to the state.
 - Transfer Agreement between Dole, DLNR, and ADC largely complete—no material terms remain outstanding from Dole’s perspective.
 - The State will take over management of the WIS, using costs allocated in Act 218.
 - Dole will purchase water from the State for its operational use.



Overview of ADC Due Diligence Study (2024)

Final

Wahiawa Irrigation System

Wahiawa, Oahu, Hawaii



December 2024

PREPARED FOR:
State of Hawaii
Agribusiness Development Corporation
235 South Beretania Street, Suite 205
Honolulu, Hawaii 96813

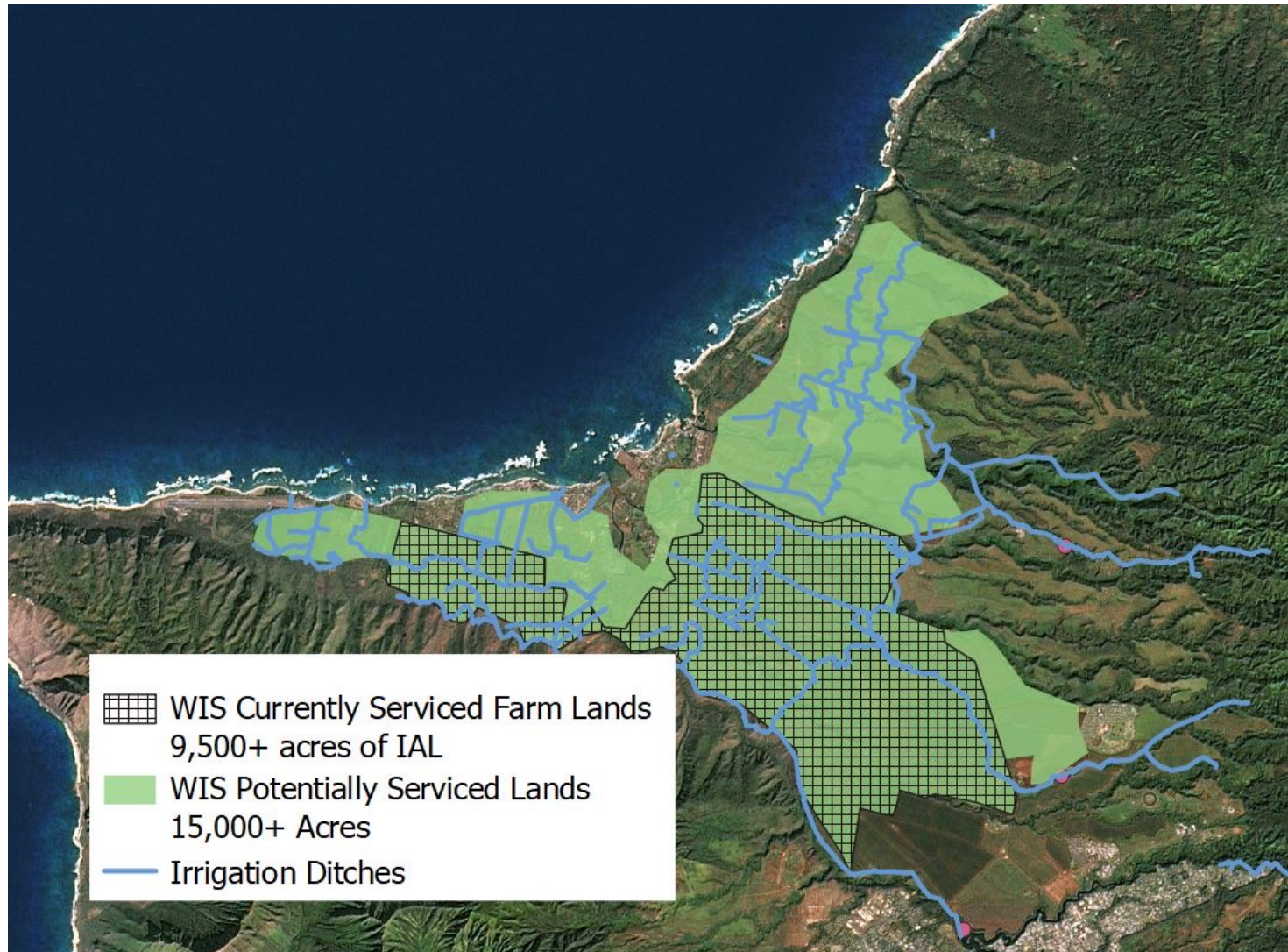
PREPARED BY:
Element Environmental, LLC
98-030 Hekaha Street, Unit 9
Aiea, Hawaii 96701

In support of the proposed acquisition, this study evaluates the following:

- DOA and ADC acquisition of the WIS, Wahiawa Dam, Spillway and Appurtenant Works, and Lake Wilson (herein referred to as Wahiawa Reservoir) from current owners;
- Current condition of the WIS (portion) and its components;
- Wahiawa Reservoir and its water sources;
- Ownership of Wahiawa Reservoir, the Wahiawa Dam, the irrigation ditch, the source water, and the parcels of land abutting the WIS;
- Current and potential users;
- Liabilities, including use agreements, permits, and regulatory oversight related to the various uses and discharges into the Wahiawa Reservoir and the upstream portions of Kaukonahua Stream; and
- Legal rights associated with the water source and water rights to the irrigation system.



Wahiawa Irrigation System (WIS) Overview





Background: Statistics and Economics

Wahiawa Irrigation System (WIS)

- Largest surface water source for North and Central Oahu
 - Designed and built by Waialua Sugar Co
 - Currently services over 9,000 acres of ag-zoned land (100% IAL)
 - Over 50 farms relying solely on the WIS for water
 - 5 billion gallons of ag water delivered annually
- 2007 WIS HDOA Study
 - WIS farmed lands produced over \$85.2M in goods and services
 - 980 direct and indirect jobs (well over 1,000 today)

System Inventory

- Three regulated reservoirs and 10 holding basins
 - Wahiawa Reservoir
 - Helemano 6 Reservoir
 - Kemoo 5 Reservoir
- Over 30 miles of ditches, siphons, tunnels, and pipelines
- Numerous filter stations and irrigation infrastructure
- Extensive WIS assessment study commissioned by ADC in 2007



Background: Community Benefits

- Agriculture
 - Sole irrigation source for majority of North and Central Oahu
- Recreation
 - Wahiawa freshwater State Recreation Area (DNLR)
- Community
 - Flood Control facility protecting North Shore communities
 - Wahiawa Waste-Water Treatment Plant effluent discharge location.
- Potential:
 - Hydro-electric production
 - Potable domestic water
 - Water for fire fighting





Current WIS Ownership

- **Dole owns majority of the system in fee or via easement.**
 - Dole-owned WIS land to be transferred to DLNR and ADC
 - Dole-owned WIS easements to be transferred to ADC
 - Easements over non-WIS Dole-owned land to be granted to ADC
- **Co-ownership of portions of dam and lake with Sustainable Hawaii.**
 - Dole leases the Sustainable Hawaii portion of the dam.
 - Sustainable Hawaii engaged in separate discussions to sell their portion (we understand these are completed but for execution).



Wahiawa Irrigation System — At a Glance

~25 mi

Ditch & tunnel system

9,000+

Agricultural acres served

~440 ac

Max reservoir surface area

2.5–3.5B

Gallons max reservoir storage

1906

Year dam construction completed

17,000+

Farmland acres benefited (total)

System Components & Location

Owner	Wahiawa Water Company, Inc. (WWCI), wholly-owned by Dole Food Company, Inc.
Location	Wahiawa to Waialua/Haleiwa, Central & North Shore O'ahu, Hawai'i
Source	North & South Forks of Kaukonahua Stream; 10,600-acre watershed
Dam	Earth & rockfill composite; ~660 ft crest length; 88 ft high (to spillway)
Spillway	183-ft concrete-lined weir; crest at 80 ft; top of dam at 88 ft
Outlet	20-ft Gate House; 6.5-ft diameter concrete outlet tunnel (~1,260 ft)
Ditches	3 tunnels (16,519 ft); 14 siphons (9,500 ft); splits at Kaukonahua Rd
Purpose	Sole irrigation source for majority of North & Central O'ahu farmland



Operational Parameters

5B

gallons/year

Agricultural water delivered

10–15

mgd

Current off-stream use

3.50

cfs

Instream flow standard (Aug 2021)

65 ft

max pool

DLNR-restricted operating level



Water Users & Crops Served

Current crops: Pineapple, seed corn, mango, papaya, diversified agriculture

Post-acquisition: Dole will purchase water at standard WIS user rates

Area served: Over 9,000 acres of agricultural-zoned land directly; 17,000+ acres total benefit

Historic value: \$85.2M in goods/services annually; 980+ direct and indirect jobs (2007 HDOA study)

Note: WIS is sole irrigation source for majority of North & Central O’ahu farmland



Water Classification & Constraints

Classification	R-2 recycled water (due to Wahiawa WWTP discharge)
Restriction	Water in WIS cannot be spray-irrigated on edible crops
Permitted uses	Subsurface drip for above-ground food crops; sod farms; timber; ornamental plants
R-1 pathway	ADC R-1 project planned: pump station + 14-MG storage reservoir; WWTP ceases discharging to reservoir
Legal basis	HRS §342D-50.5 prohibits WWTP discharge to State waters after December 31, 2026



Wahiawa Reservoir Spillway

Dam Continues to Function as Intended

- Background on Notice of Deficiency from DLNR regarding spillway
 - Deficiency triggered by updated flood standard.
 - New standards exceed previous standard by more than 3 times.
 - Require WIS to handle Possible Maximum Flood of 45 inches/24hrs.
 - Deficiency is not related to poor maintenance or neglect.
 - WIS met prior standards.
 - No safety issues in operational history.
- Dole has continued to maintain spillway and WIS in good working order.
 - Recent inspection of outlet tunnel by state-contracted expert showed that concrete was in good condition with no surprises.
 - Dam and spillway functioned as intended during rain event in late February and continue to function during current storms.



Water Quality & Regulatory Framework

CCH Wahiawa WWTP — Key Facts

Discharge start	1927 — effluent has been discharged into reservoir for ~99 years
Capacity	2.3 mgd design average; 2.5 mgd max month; 6.5 mgd diversion to equalization tanks
Treatment level	Upgraded 2015 to produce R-1 quality; currently certified as R-2
Populations	~22,000 residents: Wahiawa Town, Whitmore Village, JBPHH Wahiawa Annex (Navy)
NPDES status	Original permit (HI0020125) expired 1994; operating under 1998 Consent Decree; new permit pending TMDLs
Impairment	Kaiaka Bay Watershed listed impaired (nutrients, turbidity, bacteria); Kaukonahua Stream TMDLs set 2009
R-1 pathway	ADC project: pump station + 14-MG reservoir; WWTP to cease discharging to reservoir (by 12/31/2026 per HRS)
Sediment	DLNR Phase II found 9 COPCs in reservoir sediment (4,4-DDE, aldrin, PCBs, metals) consistent with WWTP contaminants

U.S. Army Schofield WWTP Effluent

Arrangement	Discharging into Dole irrigation ditch since 1975; privatized to Aqua Engineers (2004)
R-1 certified	October 2016; supplies Waikele Farm & Kunia Water Association daily (~2.2 mgd avg)
WIS use	Effluent enters WIS only 1–2 days/year when farmers cannot accept water
NPDES	Permit HI0110141; authorizes stream discharge up to 36 days/year for maintenance only

Regulatory Agencies — WIS Oversight

DLNR-CWRM	Water Code (HRS 174C); instream flow standard (3.50 cfs)
DLNR-ENG	Hawaii Dam Safety Program (HRS 179D; HAR 190.1)
DLNR-DAR	Freshwater fishery mgmt; Wahiawa Public Fishing Area
DLNR-DSP	Wahiawa Freshwater State Recreation Area
HDOH-CWB	NPDES permits; TMDL; recycled water certification (R-1/R-2)



Capital Requirements & O&M Cost Summary

\$10M

Immediate Upgrades
(active system)

\$25M

Future upgrades
(inactive system)

\$35M

Total WIS upgrades
(excl. dam/spillway)

\$26M

Act 218 appropriation
(dam/spillway)

\$750K

Year 1 (2026) O&M
(based on Dole records)

\$2.5M/yr

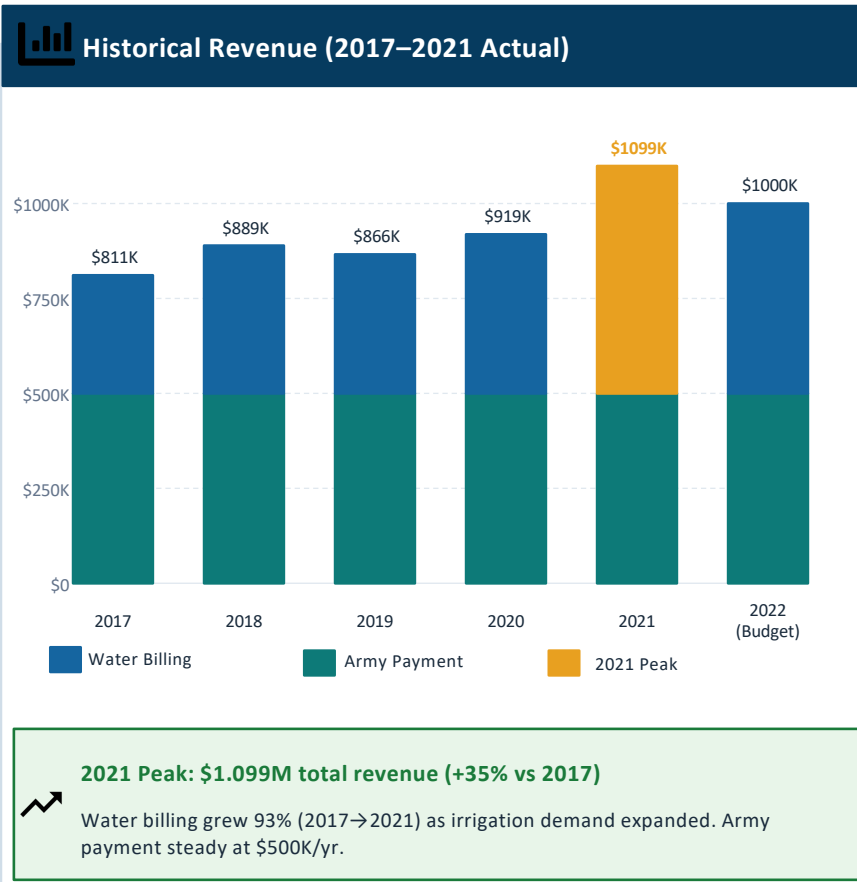
Long-term O&M
(E2 estimate, 2024\$)

Funding Sources Available

- Act 218 (2023): \$5M to acquire SH spillway parcel; \$21M for dam/spillway repair & expansion
- SB 2800 HD1 (2026 Session): Additional appropriations to DAB, DLNR & ADC for irrigation system acquisition, repair & maintenance (FY2026-27)
- DOE ETIPP Cohort 5 Grant: Up to \$50,000 federal technical assistance to study hydroelectric potential at Wahiawa Dam
- Ongoing income from operation of WIS (see next slide)



WIS Revenue — Historical Performance & Future Potential



Current Revenue Sources

- Water Billing**
\$311K–\$599K/yr
Billed to agricultural users; grew 93% 2017→2021
- Schofield Barracks WWTP**
\$500K/yr (fixed)
Annual fee for effluent disposal into WIS ditch
- Total (2021 peak)**
\$1.099M
Highest year on record; 2022 budget at \$1.0M

Potential New Revenue Streams (Post-Acquisition)

- Expanded Water Billing**
TBD — rate-setting under Act 218 §4
17,000+ acres benefit; only ~9,000 currently billed. Rate authority funds full O&M.
- Hydroelectric Power**
DOE ETIPP Cohort 5 study (up to \$50K)
Federal technical assist. to assess hydro potential at dam. Revenue TBD pending study.
- Fishing & Recreation Fees**
Est. ~\$100K–\$300K/yr potential
400–500 tons fish biomass; DLNR-DAR fishery; expanded State Parks access planned.
- R-1 Water Sales**
Revenue TBD after R-1 certification
ADC R-1 project planned; reclaimed water unlocks broader agricultural reuse revenue.

P&L Note (2017–2021 Actuals): Revenue of \$811K–\$1.1M partially offset total costs of \$746K–\$1.18M; net ranged from (\$79K) loss to \$160K profit. Year 1 ADC O&M est. ~\$750K (Dole records) against rate-settable revenue base.



Acquisition Readiness — Status of All Approvals

✓ July 5, 2023	Governor	Act 218 signed into law — State authorized to acquire WIS
✓ Oct–Nov 2024	Dole/E2	All dam engineering docs released to ADC; E2 Phase I & II ESAs completed
✓ Dec 2024	ADC/E2	E2 Final Assessment delivered — all 15 RFI items substantively addressed
✓ Jan 16, 2025	ADC	Full due diligence deliverable package (E2 Contract 71406) received by ADC
✓ Mar 6, 2026	ADC	RFI issued to Dole — all items addressed in prior materials
✓ Mar 27, 2026	BLNR	BLNR approves acquisition gratis; delegates authority to Chair; rescinds dam remediation schedule upon recordation
○ Mar 31, 2026	ADC	<i>ADC Board meeting scheduled — CANCELLED</i>
● Apr 15, 2026	ADC ★	ADC Board delegates authority to Executive Director to execute Transfer Agreement — TODAY
● Upon Execution	All	Transfer Agreement executed & deposited with Title Guaranty; due diligence commences (will not require full 180 days in agreement)
● By June 30, 2026	All	All deeds, bills of sale, easements filed/recorded — Act 218 preserved



Due Diligence is Complete and Transfer is Ready to Take Place

Due Diligence

- Almost three years of due diligence complete, with Dole and State cooperatively working together.
- All concerns raised by State have been addressed.
 - For example, DLNR identified three encroachments of concern
 - All three neighbors have executed License Agreements requiring abandonment with 30 days' notice and remediation (as needed) of property.

Transfer Agreement

- Dole, DLNR and ADC have significantly progressed Transfer Agreement.
 - Parties have cooperated fully and Dole has consented to all changes required by the Attorneys General representing BLNR and ADC.
- ADC Board delegates authority to Executive Director today – April 15, 2026
 - Executive Director executes & deposits Transfer Agreement; escrow opens immediately
 - Easement instruments (Exhibits F & G) and updated title reports delivered as PSA attachments per Sections 7.1(a), 9.1(c), 9.1(d)
- All deeds, bills of sale, grants of easement filed/recorded by June 30, 2026



Mahalo!

Questions?

'26 MAR 31 P2:23

Daniel Benedict
13820 Calico Lane
Manassas VA 20112
8084894004
stlukebysea@yahoo.com

AGRIBUSINESS
DEVELOPMENT
CORPORATION

March 25, 2026

Attn: Executive Director Wendy Gady
Agribusiness Development Corporation
235 S. Beretania Street, Suite 205 Honolulu, HI 96813


Dear Executive Director Gady,

I am writing as a property owner in Waialua regarding the recent near-failure of Lake Wilson Dam. The potential consequences of a dam breach are alarming, especially for families like my son's, who live at 67-207 Kahaone Loop in the area that would be directly affected.

Because ADC has been involved in the State's effort to acquire the lake and dam from Dole, I urge your agency to move swiftly to finalize that acquisition and to ensure that the necessary repairs and safety upgrades proceed without delay. The community is counting on ADC's leadership and follow-through.

Thank you for your attention to this critical matter.

Sincerely,


Daniel Benedict

E-3 TESTIMONY

From: [Franco Tramontano](#)
To: [DBEDT.ADC](#)
Subject: [EXTERNAL] Wahiawa dam Transfer to state I support along with wells
Date: Monday, March 9, 2026 12:19:16 PM

Sent from iPhone

SB4800, SB1

Testimony in Favor, by Boyd Ready, RP

Lead Docent, Local Historian, Haleiwa Waialua Historical Society

Member, North Shore Neighborhood Board Water and Land Committee

Research in newly archived, found collections of original Waialua Sugar Company documents and maps, and other research reveals significant facts.

- ‘Lihue,’ the royal center for Oahu’s ruling chiefs was in the vicinity of the ‘Lihue Pali,’ the steep-sided gulch that is now the site for this reservoir
- Senator Inouye helped provide \$8,000,000 in grants, in 2006, to renovate the tunnel and restore the siphons to continue to allow irrigation water to cross the ravines.
- The 1904 notebook of 1st manager, William Goodale shows cost proposals from engineers for the 1898-1899 stream flow studies, and for dam construction in 1904.
- The primarily immigrant, contract-labor Japanese workforce at the time (1898-1905), under engineers’ supervision, performed the hard labor to create this reservoir.
- Thirty eight tunnels, excavated by hand, with dynamite, donkeys and wheelbarrows, bring water from across multiple Koolau Mountain watersheds into the reservoir.
- Original 1911 hand drawn map, in detail, shows an 11,000 foot tunnel, hand excavated, bringing water from the dam, parallel to Kaukonahua Stream, to an outfall well above the stream, allowing gravity flow to upper fields, avoiding pumping up from the river, and allowed hydropower from water flowing back down to the river,
- It is the largest freshwater reservoir in the State. It’s gravity-distributed supply eliminates large electricity demands for pumping.
- It was key to Waialua Sugar’s best plantation water system, with sixty million gallons of irrigation water per day, compared to current Board of Water Supply’s potable water supplies of about two to three million gallons for North Shore demand today.

This testimony is IN FAVOR of SB4800, SD1, to preserve, improve, and use this irreplaceable infrastructure for agriculture. This is my opinion only, not authorized or issued by the Haleiwa Waialua Historical Society.



Boyd Ready, RP
59-661 Alapio Road
Haleiwa HI 96712

Jason Watts, Chairperson
Agribusiness Development Corporation
State of Hawaii

Dear Mr. Watts:

I am Howard Green, manager of Sustainable Hawaii, LLC, (SH) from whom ADC is purchasing half of Wahiawa Dam, the entire spillway and about 140 acres of land underlying the dam, reservoir and the initial downstream irrigation trunkline.

As you might have heard, I took on my interest in the reservoir through SH because I thought it should be owned by someone from the community, who would reflect the interests of the community. In that role, I want to both congratulate and thank you and the ADC Board for embracing the challenge of Wahiawa Reservoir. It's a critical asset for us and in particular for North Shore agriculture and the Waialua Community.

Undoubtedly you know, On July 5, 2023 Governor Green (no relation) signed Act 218 providing for the State to accept a gift of Dole's half of the Wahiawa Dam and Reservoir, to purchase the SH part of the property, and to fund about \$20m for repairs of the dam as might be needed. That funding expires July 1, 2026. The law came about as 260 witnesses, mostly farmers, and farm workers, but also North Shore community leaders spoke unanimously for preserving the dam and the community. Thus, the Legislature and the Governor adopted Act 218. And joining their leadership, you and the ADC Board followed up with the SH contract last year on July 17.

The Dam was first constructed in 1907 as necessary water supply for the the Waialua Sugar plantation. For nearly 100 years it was operated by Dole's Waialua Sugar Plantation, and its predecessors. But by the 1990's sugar was departing Hawaii. Since sugar departed, ownership of the sugar land has been disbursed, and now hundreds of farmers besides Dole, also use, and need the water. At the same time, the North Shore community has grown, and what once was just an agricultural dam, came to be used as a flood control dam to protect downstream communities, a fishing recreational area for Wahiawa fishermen, and as a place to deposit the effluent from the City and County's Wahiawa Sewage Treatment Plant.

Given the growth of downstream populations, the Dam Safety Engineers of DLNR began to require new costly improvements to the dam to convert it into a flood control facility. At the same time multiple public functions for the reservoir, had arisen. Meantime, Dole's Sugar crop --- the product that made maintenance of the dam by Dole economic, disappeared. With this background, Dole determined it could no longer carry the

increased burden of the dam and offered it to the state as a gift in lieu of Dole's simply taking it down.

At the same time, agriculture became so important to Hawaii, that a constitutional amendment was passed in the 1970's requiring designation and preservation of important agricultural lands within the State. And The Agribusiness Development Corporation was created in the mid 1990's to assist small farmers in acquiring land, and also to develop ag related businesses that could help the farms stay economic.

The need for the water by agriculture is critical. Rain on Oahu's central plain and North Shore runs about 2" per month for six summer months; not enough to keep farm crops alive. The reservoir has produced as much as 20 mgd for 250 days a year --- enough to produce an acre foot for 26.5 sq. miles of farm land. SH hired an engineering company to study the actual replacement value of the Dam, as is. The study concluded that rebuilding the dam "as is," would cost \$65,000,000. Thus, Dole's offer was a huge gift.

Less well known, Wahiawa Reservoir has through the years provided important flood protection for Waialua and Haleiwa and did so again recently on Feb. 19 and March 13, but was unable to do so on March 20.

The basic facts are that the watershed of Wahiawa Reservoir is roughly 16 sq. miles, 32% of the 50 sq. miles that drain through Haleiwa and Waialua. In recent years Dole has tried to maintain the reservoir at 65' of depth in winter --- 15 feet below the level of the spillway. In the past two and a half months four winter storms have occurred: Feb. 19, March 13, March 20 and Now, April 8. At the beginning of the February storm, the reservoir level was at 72' providing 8 feet of reserve capacity (which translates into about 8" of actual rain) before the reservoir begins pouring excess water over the spillway. On March 13, with 24 days between storms, the reservoir was once again at 72'. No flooding occurred from these storms. But the March 20 storm occurred only 7 days after the prior storm, so the reservoir did not have time to drain and was still at 79' providing almost no reserve capacity. Widespread flooding followed. But what is to note, is the flood control benefit the reservoir did in fact provide. Now, on April 8, the reservoir level is back down to 72'. In none of these storms did the reservoir rise to a level above 85+' and historically it never has. I make this point because a great deal of inaccurate publicity suggested Wahiawa Dam was recently "in imminent danger of topping, and failure. It never was.

For some years, SH has advocated addition of a gated spillway 10' high and 30' wide, bottoming at the 70' level. It would provide additional capacity during rains, but more important the ability to quickly drain the reservoir below the spillway right after a storm, to

restore the reservoir's reserve capacity during the rainy season. But plus, retention of a higher water level for irrigation during the dry summer months.

It is concerning that the present planning for the dam focuses on lowering the present spillway by 6 feet and widening it. That would reduce the reservoir irrigation capacity by almost half, which also would eliminate a huge part of the reserve capacity used for flood control. It is driven by the desire to protect the dam from a highly improbable storm of 65" in 24 hours, projected by a poorly credentialed firm from Colorado with no tropical Island experience, whereas U.H Professor Dr. Pao-Shin Chu , who specializes in Extreme Rainfall Events in Tropical Islands and is also NOAA designated Hawaii State Climatologist has projected a Probable Maximum Storm of 21" for the Wahiawa watershed.

The foregoing outlines why the Reservoir is so important to North Shore agriculture, Haleiwa, Waialua, and the entire North Shore community. Thus I want to thank you and the Board, for your leadership with respect to the Dam and Reservoir.

Submitted with Respect and Aloha

Howard R. Green
Sustainable Hawaii LLC

From: [Ehu Hawaii](#)
To:

Subject: [EXTERNAL] 1906 Wahiawa Dam Concerns
Date: Wednesday, March 18, 2026 3:36:58 PM

I have lived on the North Shore in Waialua for 50+ years and never knew that we were in danger of a deadly flash flood if Lake Wilson, a State regulated Dam, was to breach its 88 foot limit.

This dam is 120 years old. My understanding is that 100 years is basically the life span of dams. From its own website, it has repeatedly failed inspections. Civil Beat has reported they have been seriously fined in past years. It is currently shown as being in Poor condition and under investigation. The spillway is capable of discharging 24,500 cubic feet per second!!! Grasp the power of that! Waialua is a mere 7 miles directly downstream and in the direct path of destruction. The Hazard assessment is High. Hazardous included threats to probable (death) Human life, schools, property, businesses and farms. The Waialua population is about 4,000 people. For how long has this been ignored? The June 2009 Assessment was at High!!! That's 17 years!!! Why haven't any corrections been done? The 2021 fine of \$20K should have been a good start. What happened to that money?

Friday March 13, 2026 We had done our due diligence and had our home secured and supplies needed for a rainy week. We were prepared with back-up energy. What could go wrong? It was only raining. Like I said we had no knowledge that there was any possibility of a Dam breaking. The first alert my husband and I received was about 2:30pm on our phones and advised us to stay off the streets due to flooding from the rain. We already knew this as my husband had been out working and had come home early. It wasn't until we watched the 6:00pm news that It was mentioned to be prepared to evacuate. I called a few neighbors and nobody seemed concerned. Otake Camp always floods as with other low lying areas in Waialua and Haleiwa. Our main exit, Waialua Beach Road, floods often during any rain.

The 9pm news advised the Dam reached the 84 feet level and advised to be ready to evacuate. BTW the lake is mandated to never exceed 65 feet!!! This was the 2nd day at the beginning of the biggest rain storm we've had in many years. There were no sirens going off. There were no police bull horns announcing an evacuation. Just a suggestion to be ready to go. We decided to leave. We had previously evacuated during the July 2025 Tsunami event. Even though we left almost

E-3 TESTIMONY

immediately, the traffic jam from Waialua Beach Rd to get to Kaukonahua Road took us an hour! That was where the Dam would have raged down. We didn't want to take a chance to wait for a late night alert since we had to go further to get to Kam Hwy being the only way out.

We are grateful we didn't have a breach of the Lake Wilson Dam 13 March 2026 but Hawaii News Now just advised another Kona Low with possible flooding is expected tomorrow Thursday March 19, 2026. What's Your Plan???

For 17 years it has been known by way too many people that the Dam was Hazardous to Human life!!! Action is necessary NOW! Call in the Engineers, call the Corp. I don't know who else, but this must be fixed!!!

Robin Leachman
67-233 Kahaone Loop
Waialua, HI 96791



The Senate
Office of the Majority Leader

STATE CAPITOL
HONOLULU, HAWAII 96813

TESTIMONY IN STRONG SUPPORT OF KONA AGRICULTURAL EXTENSION AND SUPPORT
SERVICES (ACTION ITEM #E-17)

AGRIBUSINESS DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
APRIL 15, 2026

Aloha Chair and Members of the Agribusiness Development Corporation Board,

Mahalo for the opportunity to submit testimony in strong support of the proposed MOU between the Agribusiness Development Corporation (ADC) and the University of Hawai'i and Hawai'i Department of Business, Economic Development, and Tourism to implement SB865 (2025).

Hawai'i Island produces the majority of the state's coffee and continues to see growth in macadamia nuts, tropical fruits, and other high-value crops—industries that are vital to our agricultural economy but face ongoing challenges from pests, disease, climate impacts, and rising costs.

This extension agent position will provide critical, on-the-ground technical assistance—bridging research and real-world application—to help farmers improve yields, strengthen resilience, and adopt sustainable practices. This support is essential to increasing local production and reducing our reliance on imports.

This position also aligns with the ADC's mission by ensuring farmers, including those on ADC lands, have the tools and guidance needed to succeed. Just as importantly, it advances the State's food security goals by strengthening long-term, perennial agricultural systems that support rural economies and environmental stewardship.

Investing in this position is a practical, high-impact step toward a more resilient and self-sufficient Hawai'i.

Mahalo for your leadership and commitment to our agricultural community.

Me ka ha'aha'a,

Senator Dru Mamo Kanuha
Senate District 3 (Kona, Ka'ū, Volcano)



HOUSE OF REPRESENTATIVES

Hale o nā Luna Makaʻāinana

STATE OF HAWAII
STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

April 14, 2026

To: Chairperson Jayson Watts
Agribusiness Development Corporation Board of Directors

From: Representative Kirstin Kahaloa
Hawaiʻi State House of Representatives

RE: Support Testimony of Kona Agricultural Extension and Support Services
(Action Item #E-17)

Aloha Chair Watts and Members of the Agribusiness Development Corporation Board,

Mahalo for the opportunity to submit testimony in strong support of the proposed Memorandum of Understanding (MOU) between the Agribusiness Development Corporation (ADC), the University of Hawaiʻi, and the Hawaiʻi Department of Business, Economic Development, and Tourism to implement SB865 (2025), to fund a dedicated extension agent position on Hawaiʻi Island to serve coffee and orchard crop sectors.

Hawaiʻi Island produces the most coffee in the State and is seeing a growth in the orchard crop sector, which includes macadamia nuts, tropical fruits, and other high-value perennial crops. These industries are essential to our agricultural economy, however, they are facing ongoing challenges from invasive species, plant diseases, climate impact, and rising costs of production.

Extension services play a vital role in bridging research and practical application. By delivering technical assistance, conducting field trials, and disseminating best practices, an extension agent can help producers improve yields, enhance crop quality, and adopt more sustainable and resilient farming methods. By funding this extension position, there will be on-the ground and science-based support to assist farmers to address ongoing challenges in real time. This directly contributes to increasing our local agricultural output and reducing reliance on imported food and agricultural products.

This position aligns with the ADC's mission to facilitate growth of Hawaiʻi agricultural economy and ensuring that our farmers have the tools, guidance and support needed to succeed. Furthermore, it plays a role in advancing the State's food security goals by strengthening long-term, perennial agricultural systems which supports rural economies and environmental stewardship.

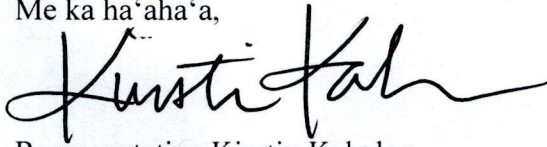
Representative Kirstin Kahaloa
Ka Luna Makaʻāinana

State House District 6: Kailua-Kona, Hōlualoa, Keauhou, Kealahou, Kealahou, Captain Cook, Nāpoʻopoʻo, Hōnaunau
State Capitol 415 S. Beretania Street, Room 438 Honolulu, HI 96813

For these reasons, I respectfully urge the Board to approve Action Item #E-17, as this position is a step forward towards a more resilient and self-sufficient Hawai'i.

Mahalo nui for your leadership and commitment to our agricultural community.

Me ka ha'aha'a,

A handwritten signature in black ink, appearing to read "Kirstin Kahaloa". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Representative Kirstin Kahaloa
House District 6 | Kailua – Kona to Hōnaunau
Majority Caucus Leader and Former Chair, Committee on Agriculture and Food Systems