

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

Date: April 27, 2026

To: ADC Board of Directors

From: Wendy Gady, Executive Director, Agribusiness Development Corporation (ADC)

Subject: Weekly Report (April 20 - April 24, 2026)

1. Overview of current ADC Projects

1.1. Statewide Projects

1.1.1. Statewide Food & Product Innovation Network (FPIN) Concept (\$350K-encumberedd)

1.1.1.1. Overview: ADC has contracted the University of Hawai‘i Community Design Center to design Food and Product Innovation Network (FPIN) hubs for Hawai‘i Island and Maui County. FPIN gives emerging entrepreneurs affordable access to shared processing equipment—lowering the barrier to test recipes, validate markets, and launch new products. Modeled after the New Zealand Food Innovation Network, the concept is being tailored to the unique needs of each region across the state. The outcome is straightforward: more local businesses, more value-added products, and more jobs built on Hawai‘i-grown agriculture.

1.1.1.2. Completed: ADC Board approved MOU with UHCDC

1.1.1.3. Next Steps: UHCDC conducting stakeholder meetings on Big Island and Maui, needing site ideas/locations.

1.1.1.4. Board Decision Points: Late Summer Board Review of Final Concept Report and Findings and determine next steps, budget impact & budget priorities

1.2. Kauai Projects

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

1.2.1.1. Overview: Purchase of 1,040 acres of former sugar lands near Lihu‘e—advancing ADC’s statutory mandate to preserve and transition legacy, plantation lands into diversified, productive agriculture.

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

1.2.1.3. Next Steps: Late Spring ADC Board decision regarding executing a Purchase Sale Agreement based on survey maps of the site, Executing an Environmental Survey Assessment Contract

1.2.1.4. Board Decision Points: Discuss & decide to acquire lands based on due diligence presented by ADC staff.

- 1.2.1.5. Strategic Concerns: None
- 1.2.2. Kekaha Ag Processing CIP (\$2M NOT yet encumbered)
 - 1.2.2.1. *Overview:* Assessment of an existing facility with targeted recommendations to convert it into a high-functioning aggregation hub.
 - 1.2.2.2. *Completed:* Procurement for consultant for baseline selected
 - 1.2.2.3. *Next Steps:* Receive proposal from consultant, Draft contract to submit to AGs office and ASO for review and approval, board approval of contract, release of funds
 - 1.2.2.4. *Board Decision Points:* Decision to award contract
 - 1.2.2.5. *Strategic Concerns:* Funds will lapse June 30, 2026
- 1.2.3. Kekaha Bridge Improvements CIP (\$2.5M- NOT yet encumbered)
 - 1.2.3.1. *Overview:* Design and engineering services to rehabilitate the largest bridge on ADC lands in Kekaha, Kaua'i—critical infrastructure supporting farm operations, tenant access, and a secondary ingress route for Pacific Missile Range Facility personnel during road closures.
 - 1.2.3.2. *Completed:* Budgeted, contract drafted as design-build
 - 1.2.3.3. *Next Steps:* Need to redraft project scope to be design-bid-build
 - 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:* Modernize the existing hydropower facility to meet instream flow standards while deploying real-time monitoring that transmits water data directly to the Commission on Water Resource Management—ensuring compliant operations, transparency, and responsive water management
 - 1.2.4.2. *Completed:* Funding encumbered, materials ordered and onsite
 - 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:* Collecting and organizing due diligence to inform a potential Executive Order transfer of the system from the Hawai'i Department of Land and Natural Resources to ADC, with findings presented for ADC Board consideration and direction
 - 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 in April, Eta May staff will have a presentation ready to share with the ADC Board review of due diligence and decision, if board approves - June return to BLNR for transfer approval, hiring an additional

- water system worker
 - 1.2.5.4. *Board Decision:* Estimate 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, addressing any community concerns
- 1.2.6. Purchase of Gay & Robinson Land (\$1.3M)
 - 1.2.6.1. *Overview:* Evaluate and advance acquisition of strategic agricultural lands in Waimea, Kaua'i containing critical segments of the Kekaha Irrigation System—preserving system continuity and safeguarding water delivery to ADC tenants, subject to Board direction.
 - 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 presented to BOD
- 1.2.7. NPDES Permit Compliance Contract (\$1-1.1M legal, \$1M compliance, ?/fines)
 - 1.2.7.1. *Overview:* Implement the approved NPDES permit through required monitoring, sampling, and reporting to the Hawai'i Department of Health and the U.S. Environmental Protection Agency—a condition of operating and maintaining PMRF pumps and managing ADC outfall discharges in West Kaua'i.
 - 1.2.7.2. *Completed:* Procurement process for contracting a plan and compliance sampling, testing, and monitoring; 12/17 was a contested case 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, trial date was postponed.
 - 1.2.7.3. *Next Steps:* Procure additional funding for ongoing compliance, execute contracts
 - 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 and equip a postharvest processing facility that converts off-grade product into value-added, shelf-stable goods and institutional-ready products—capturing lost value and expanding market channels. Delivery is structured across three contracts: (1) design-build, (2) operations, and (3) construction management.
- 1.3.1.2. *Completed:* Design/build contract was procured and awarded, MOU with Hawaii Community Development Association for master development support
- 1.3.1.3. *Next Steps:* Negotiate operator contractor, Design scope and procure construction management contract, ongoing Project Management with design/build and potential operator contractor
- 1.3.1.4. *Board Decision Points:* Award contract for operator
- 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, PSA, scope for professional services, funding released for due diligence, MOU with UHDCDC for concept development.
 - 1.3.2.3. *Next Steps:* Determination of next steps based on new appraisal
 - 1.3.2.4. *Board Decision Points:* Approve execution of PSA, review due diligence and Discuss and determination regarding acquisition
 - 1.3.2.5. *Strategic Concerns:* Appraisal gap with asking price, seller will get an Appraisal/second opinion
- 1.3.3. Central Oahu Ag Food Hub Infrastructure & Warehouse
 - 1.3.3.1. *Overview:* Strategically develop integrated infrastructure to anchor the Central O’ahu Ag and Food Hub—enabling centralized kitchen operations, HPP capacity, warehousing, office space, and potential workforce housing to scale value-added production, strengthen supply chains, and advance statewide food security objectives.
 - 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 ongoing,
 - 1.3.3.4. *Board Decision Points:* Strategy for the entire area
 - 1.3.3.5. *Strategic Concerns:* Upgrading infrastructure to be turned over to the city and county for ongoing maintenance & associated costs, any remediation required and 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, Common Area Maintenance
- 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, approved water line by BOW
 - 1.3.5.3. *Next Steps:* Site grading and preparation
 - 1.3.5.4. *Board Decision Points:* Budgeting for future
 - 1.3.5.5. *Strategic Concern:* No funding for site preparation, timeline for water
- 1.3.6. Entrepreneurial Product Manufacturing Facility (\$500k-concept/Complete; \$4.5M/design fees – estimated FY27, \$60MM construction- tbd)
 - 1.3.6.1. *Overview:* Construct a manufacturing facility that removes the cost barriers to scaling value-added products in Hawai’i—accelerating production, competitiveness, and market expansion.
 - 1.3.6.2. *Completed:* Concept design
 - 1.3.6.3. *Next Steps:* Procure funding for design/construction.
 - 1.3.6.4. *Board Decision Points:* Potential contracts
 - 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 (Hawai’i) directs the interagency transfer of the Wahiawā Irrigation System, dam, spillway, and appurtenant works to ADC, with Lake Wilson Reservoir to the Hawai’i Department of Land and Natural Resources, and mandates Hawai’i Department of Agriculture and Biosecurity to secure funding for design and upgrades to meet DLNR dam safety standards.
 - 1.3.7.2. *Completed:* Legislation passed, LOI/PSA with Sustainable Hawaii, Due Diligence documents for Sustainable Hawaii
 - 1.3.7.3. *Next Steps:* Transition plan for potential acquisition, Sustainable Hawaii due diligence presented to the board for Sustainable Hawaii & Dole
 - 1.3.7.4. *Board Decision Points:* Board authorization of LOI and Transfer Sales Agreement for Dole parcels, Review/discuss Due Diligence Report for 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, funding for system upgrades
- 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 testing, scale/test
- 1.3.8.4. *Board Decision Points:* Next steps after pilot are concluded
- 1.3.8.5. *Strategic Concerns:* 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, appraisal
 - 1.3.9.3. *Next Steps:* PSA, Contract approved by DBEDT ASO, release of funds for land purchase
 - 1.3.9.4. *Board Decision Points:* Review/approval of PSA for land purchase; Review due diligence/decision to acquire land
- 1.3.10. Waiahole Irrigation Project (\$2.5M)
 - 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, BLNR decision to revoke the EO language on the parcel, and acknowledge the land use designation
 - 1.3.15.3. *Next Steps:* Request for ROE
 - 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, baseline analysis,
 - 1.3.18.3. *Next Steps:* UHCDC to prepare presentation for ADC BOD
 - 1.3.18.4. *Board Decision Steps:* Informational presentation by UHCDC estimated April 2026 ADC BOD meeting and decision on next steps

Operational Updates:

1. Board of Directors Support:
 - a. Strategic Plan PIG Members have completed report, which will be shared at an upcoming ADC BOD meeting- discussion at following ADC BOD meeting
 - b. Maui Irrigation PIG Members have completed report, presentation of report at ADC BOD meeting
 - c. Preparation for upcoming Meeting on Oahu at Plant Quarantine
 - d. Supporting ADC Administration Standing Committee and active PIGS: Solar, HDOE Support, ED Evaluation
 - e. 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
 - f. ADC Land Policies & Procedures being reviewed/updated with potential changes from staff eta June BOD meeting.
 - g. Staff review of expiring licenses, and generating new market appraisals

Legislative Update

High Priority Measures:

- HB1800 HD1 – State Budget
- HB2459 HD2 – Food and Product Innovation Network
- SB2800 SD1 HD1 – Irrigation Systems

Resolutions (Monitoring)

- HCR24 / HR23 / SCR49 – DBEDT Food Manufacturing Study
 - HCR108 / HR100 / SCR113 – DOE Farm-to-School & Local Procurement Report
 - HCR144 / HR136 / SCR41 – Statewide Food Security Strategy
 - SCR126 / SR118 – ADC Land Acquisition (Hal aua, Hawai'i Island)
2. Administrative:
- a. Working/Executing plan for storm repairs and HIEMA reporting
 - b. Revising Budget information based on recent storm events and new priorities
 - c. Logistics for EKIS Stakeholder meetings
 - d. Staff Meetings every Wednesday
 - e. Interviewing/search for Accountant IV (needing new applicants), Accountant V, Oahu Property Manager & Kauai Water Worker
 - f. Developing
 - g. Mid-year employee reviews
 - h. Awarded contract for professional services for transcription support and reviewed candidate pool and conducting reference checks.
 - i. RFP For PR Services posted, awaiting proposals.

Upcoming Event/Conferences:

1. 4/27: Second crossover for concurrent resolutions
2. 4/29: Final Decking of non-fiscal bills
3. 4/30: ADC BOD Meeting
4. 5/1: Final decking of fiscal bills
5. 5/8: Adjournment Sine Die – in Latin “sine die” means “without a day” specified for next meeting; CTAHR Banquet
6. 5/21: ADC BOD Meeting
7. June 2026: FPIN Conference
8. 11/9-10/2026: Ag Leadership Conference

