

JOSH GREEN, M.D.
GOVERNOR



**STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

235 SOUTH BERETANIA STREET, ROOM 205
HONOLULU, HAWAII 96813

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Notice of Annual Meeting of the Board of Directors

Hybrid Meeting: This meeting is being held at the in-person location indicated below and via Zoom as authorized by section 92-3.7, HRS. Board members and the public are encouraged to attend at the meeting's physical location but have the option to participate via the remote link provided.

**THURSDAY, JULY 23, 2026
9:00 a.m.**

Pursuant to section 92-3.7, *Hawai'i Revised Statutes (HRS)*, this meeting will be held using interactive conference technology (ICT). Board members, staff, persons with business before the Board, and the public may participate remotely online using ICT, or may participate via the in-person meeting site which provides ICT. Board members are encouraged to attend this meeting in-person.

Interested persons may submit written testimony in advance of the meeting, which will be distributed to Board members prior to the meeting. If possible, we request that testimony be received by our office not less than seventy-two hours prior to the meeting to ensure that staff have time to disseminate it and that Board members have time to review it. Written testimony may be submitted electronically to dbedt.adc@hawaii.gov or sent via U.S. Postal Service, or delivered to:

Agribusiness Development Corporation
235 S Beretania St., Ste 205
Honolulu HI 96813

When testifying via ICT, via telephone, or in-person, you will be asked to identify yourself and the organization you represent, if any. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

Public and board participation is available in person at the in-person site, or remotely via interactive conference technology (ICT):

ICT: <https://us06web.zoom.us/j/83701564493>

Telephone: (669) 900-6833, Webinar ID: 837 0156 4493

In-Person: Hawai‘i Department of Agriculture and Biosecurity
 Plant Quarantine Branch Conference Room
 1849 Auiki St.
 Honolulu HI 96819

ICT ACCESS

To view the meeting and provide live oral testimony, please use the link above. You will be asked to enter your name in order to access the meeting as an attendee. The Board requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g. abcd@efgh.com.

As an attendee, your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your screen to indicate that you wish to testify about that agenda item. The Chairperson or staff will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

TELEPHONE ACCESS

If you do not have ICT access, you may get audio-only access by calling the telephone number listed above.

Upon dialing the number, you will be prompted to enter the Meeting ID that is listed next to the telephone number above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. Please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering “ * ” and then “9” on your telephone’s keypad. After entering “ * ” and then “9”, a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing “ * ” and then “6” on your telephone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter “ * ” and then “6” again to mute yourself.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

IN-PERSON ACCESS

There will also be one meeting location, open to the public, which will have an audio-visual connection. That meeting will be held at:

Hawai'i Department of Agriculture and Biosecurity
Plant Quarantine Branch Conference Room
1849 Auiki St.
Honolulu HI 96819

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

LOSS OF CONNECTIVITY

In the event of a loss of ICT connectivity, the meeting will be recessed for a period not to exceed thirty minutes to restore connectivity with all board members and the public in-person access location noted above. If audio connectivity is re-established within thirty minutes without video connectivity, interested participants can access the meeting via the telephone number and Meeting ID number noted above. In the further event that connectivity is unable to be restored within thirty minutes, the meeting will be automatically continued to a date and time to be posted on the ADC website at <https://dbedt.hawaii.gov/adc/> no later than close of business the next business day. New ICT, telephone, and in-person access information will be posted on the website no less than twenty-four hours prior to the continued meeting date. Alternatively, if a decision is made to terminate the meeting, the termination will be posted on the ADC website.

SPECIAL ASSISTANCE

If you require special assistance, accommodations, modifications, auxiliary aids, or services to participate in the public meeting process, including translation or interpretation services, please contact staff at (808) 586-0186 or by email at dbedt.adc@hawaii.gov.

Please allow sufficient time for ADC staff to meet requests for special assistance, accommodation, modifications, auxiliary aids, translation, or interpretation services.

Materials for this agenda will be available for review in the ADC office at 235 S. Beretania St., Ste 205, Honolulu Hawai'i, 95813 a minimum of 72 hours (weekend and state and federal holidays excluded) prior to the meeting.

Agribusiness Development Corporation Non-Discrimination Statement

The Agribusiness Development Corporation does not discriminate on the basis of race, color, sex, national origin, age, or disability, or any other class as protected under applicable federal or state law, in administration of its programs, or activities, and the Agribusiness Development Corporation does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected by, or oppose action prohibited by, 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

If you have any questions about this notice or any of the Agribusiness Development Corporation's non-discrimination programs, policies, or procedures, you may contact:

Mark Takemoto

Acting Title VI Non-Discrimination Coordinator
Agribusiness Development Corporation
235 S Beretania St., Ste 205
Honolulu HI 96813
Phone: (808) 586-0186
Email: dbedt.adc.titlevi@hawaii.gov

If you believe that you have been discriminated against with respect to an Agribusiness Development Corporation program or activity, you may contact the Acting Non-Discrimination Coordinator identified above.

Agenda items may be taken out of order.

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AGENDA

- A. Roll Call & Call to Order
- B. Approval of Minutes
- C. Chairperson's Report
 - 1. Chairperson's welcome to new Board Member Joshua Uyehara (July 1, 2026 – June 30, 2030).
- D. Committee & Permitted Interaction Group Reports
 - 1. Presentation of Report from Permitted Interaction Group (PIG) – Hawai'i State Department of Education (HIDOE) Local Food Procurement Initiative. The report will summarize the PIG's evaluation of institutional purchasing requirements; farmer readiness to participate in institutional procurement markets; barriers and opportunities affecting participation by Hawai'i agricultural producers; strategies to expand the local institutional food supply chain; coordination with HIDOE regarding procurement expectations and implementation; and recommendations for potential policy, programmatic, or operational actions the Agribusiness Development Corporation (ADC) may consider to strengthen Hawai'i's institutional food pipeline and support increased procurement of locally grown agricultural products for public schools.
- E. Action Items
 - 1. Request for approval to execute a first amendment to the memorandum of agreement between the Agribusiness Development Corporation and the Hawai'i Community Development Authority to provide project management for the development of the Central O'ahu Agricultural and Food Hub, District of Wahiawā, City & County of Honolulu, State of Hawai'i, Various Tax Map Key Nos.
 - 2. Election of officers to the Board of Directors for the positions of Chairperson, Vice-Chairperson, Secretary, and Treasurer for a one-year term commencing July 16, 2026, and expiring following a duly noticed board meeting in July 2027.
- F. Informational Items
 - 1. The Executive Director will provide an informational report regarding the delivery of water to the disadvantaged farmers situated at Pa'ala'uka, District of Waialua, City and County of Honolulu, State of Hawai'i, Tax Map Key No. (1) 6-4-003:016. The report will include updates on water service, operational

constraints, infrastructure affecting water delivery, temporary or permanent service interruptions, actions taken by ADC to restore or improve water availability and fiscal year 2027 and 2028 anticipated next steps.

- i. The report will include the following licenses:
- ii. Kiattisak Kulcharo (PU-16 and PU-23)
- iii. Lao Aquafarm LLC (PU-24)
- iv. Suriwong Chaichachet (PU-17 and PU-22)
- v. Samart Khotwongthong (PU-15)
- vi. Jannarong Truatnok (PU-18)
- vii. Khajornsak Harnpromkitti (PU-19 and PU-28)
- viii. Thanongsak Champhang and Phanee Champhang (PU-20 and PU-21)
- ix. Suraphon Suwanna (PU-29)
- x. Sila Farm LLC (PU-27 and PU-30)
- xi. Sopha Nuanbunma (PU-26)
- xii. KP Farm Group LLC (PU-25)
- xiii. Jatutong Jairuan and Buaon Jairuan (PU-14)

4. Presentation by Dr. Parwinder Grewal, Dean and Director of the University of Hawaii, College of Tropical Agriculture and Human Resilience, to provide an informational briefing regarding a university-sponsored biolab project proposal.

5. The Executive Director will provide an informational report to the Board regarding agency operations and activities. No Board action will be taken.

The report will include updates on:

1. **Status of General Fund and Department of Law Enforcement (DLE) Transfer Appropriations**

- Status of appropriated funds, including all dates of the appropriation, all actions taken toward execution, dates of MOU execution and outcome.

2. **Kekaha Bridge Project**

- Project implementation update, including the date of appropriation, and all dates and actions related to the project, including dates of contract execution and fund encumbrance, current project status, and outcome.

3. **Kekaha Agricultural Processing Project**

- Project implementation update, including the date of appropriation, and all dates and actions related to the project, including dates of contract execution and fund encumbrance, current project status, and outcome.

6. Presentation by the Executive Director providing a status update regarding the PMRF/Kawaele Pump Station initiative, including communications received from project stakeholders; the status of the requested response from PMRF; actions undertaken

by ADC since the Board's emergency directive; the current operational status of the emergency pumping effort; and anticipated next steps to support continued irrigation water delivery and long-term implementation of the Board's previously authorized emergency and operational actions.

G. Adjourn

The Board may go into executive session on any agenda item pursuant to the exceptions provided under section 92-5, Hawai'i Revised Statutes. Agenda items may be taken out of order at the discretion of the Chair.

REPORT OF THE PERMITTED INTERACTION GROUP TO SUPPORT THE HAWAII STATE
DEPARTMENT OF EDUCATION'S LOCAL FOOD PROCUREMENT GOALS

TO: Jayson Watts, Chair of the Board of Directors of the Agribusiness
Development Corporation

FROM: Jesse Cooke, Chair and Member of the Permitted Interaction Group (PIG)

RE: Report of the Permitted Interaction Group to support the Hawaii State
Department of Education's Local Food Procurement Goals

On November 20, 2025, the PIG was established.

The PIG appointed Board Member Jesse Cooke as Chair.

Participants:

The following ADC board members were assigned to this Permitted Interaction Group:

- Jason Okuhama (ADC At-Large Member)
- Glenn Hong (ADC At-Large Member)
- Jesse Cooke (Regular Board Member, City & County of Honolulu)

Purpose of Permitted Interaction Group:

The purpose of this PIG is to ensure farmers are prepared for institutional purchasing requirements and to work closely with the Hawaii State Department of Education (HIDOE) so that both farmers and HIDOE understand expectations as the Wahiawa Regional Kitchen comes online. The PIG will identify barriers and opportunities for farmers to participate in institutional purchasing markets, explore opportunities to expand the institutional food pipeline, and provide recommendations to the Board on policy or operational actions the Agribusiness Development Corporation (ADC) may take to support HIDOE's procurement objectives.

Introduction:

The Hawaii State Department of Education is undertaking one of the most significant changes in the history of its School Food Services program. Along with expanding Farm to School procurement, HIDOE is constructing the Wahiawa Regional Kitchen, which will increase HIDOE's capacity to prepare fresh meals and incorporate more locally produced foods into school menus.

This transition presents an opportunity to strengthen Hawaii's agricultural economy while providing students with fresher, healthier meals. It also requires HIDOE to develop new operational systems that allow local farmers to successfully participate in institutional food procurement.

This report summarizes recurring themes identified during interviews with HIDOE staff, ADC staff, farmers, food hubs, processors, agricultural organizations, and other stakeholders. The interviews revealed strong support for HIDOE's direction while also identifying practical opportunities to improve communication, procurement, logistics, and organizational capacity. The report emphasizes strategies that can strengthen partnerships between HIDOE and Hawaii's farming community.

Opportunities and Barriers for Farmers:

- **Expanding Food Safety Certification Among Local Farmers** - HIDOE requires most vendors providing raw or lightly processed produce to be USDA Good Agricultural Practices (GAP) certified (such as Harmonized GAP Plus+ and GroupGAP certifications). Currently, there are less than 50 farmers across the state that are GAP certified, which limits the pool of farms eligible to supply schools. Interview participants consistently emphasized the importance of expanding technical assistance and financial support to help small and medium-sized farms obtain food safety certification.
 - Although the new Wahiawa Regional Kitchen will have equipment capable of applying food safety "kill steps" that may allow it to receive produce from some farms that are not GAP certified, many schools outside of the regional kitchen service area will continue to require produce from GAP certified farms. Expanding certification statewide would therefore increase procurement opportunities across the entire school system.
- **Increasing Communication and Coordination with Local Farmers Regarding Supply Volumes** - A successful Farm to School program will depend upon advance planning between HIDOE and Hawai'i's agricultural community. Interview participants noted that farmers would benefit from earlier and more detailed information regarding:
 - types of crops desired;
 - product specifications and dimensions;
 - expected weekly quantities required throughout the school year;

- daily or weekly ordering schedules

Providing this information well in advance would allow farmers, cooperatives, and food hubs to better align production with HIDOE's purchasing needs while reducing uncertainty for both producers and schools. Without such information and more lead time, it is challenging for farmers to scale their production and operations appropriately to meet HIDOE's demand.

- Aligning Menu Planning with Hawaii Agriculture - HIDOE develops and sets menus and local food orders in a centralized fashion. The current menu development process would benefit from incorporating more input from local farmers and producers. Greater coordination during menu planning would help identify opportunities to:
 - incorporate crops that are readily available in Hawaii;
 - better utilize seasonal production;
 - better utilize regional production;
 - reduce situations where menu items are difficult to source locally

Although HIDOE's school meal menu has improved in terms of highlighting local ingredients, a more formal process that includes farmers in menu development would lead to even greater usage of local food products.

- Continuing to Refine Procurement Processes - Interview participants acknowledged that state and federal procurement requirements are necessarily detailed and designed to ensure fairness and accountability. However, they also observed that these procedures can be unfamiliar to farmers who have not previously sold to government agencies. Procurement forms and paperwork are lengthy (over 70 pages for the Invitation for Bid forms), and the terminology is unfamiliar to farmers. Bidders are disqualified if instructions are not precisely followed. Compounding this problem is that HIDOE cannot be involved in training or providing guidance to farmers on procurement matters. Helping farmers understand the procurement pathways below may increase participation while maintaining compliance with state procurement laws.
 - Micro-purchases: Requires verbal quotes and documentation/memo on rationale for selected vendor and justification if selected vendor is not the lowest price
 - Small purchases: Requires three written quotes and documentation/memo on rationale for selected vendor and justification if selected vendor is not the lowest price
 - Invitation for bid (IFB): Requires selection of lowest bidder (no flexibility), three-month process to develop scope
 - Request for proposal (RFP): Allows for negotiation and more price flexibility, however it is a six-month process to develop the scope of the RFP
- Recognizing the Value of Locally Produced Food - Interview participants suggested continued exploration of procurement strategies that recognize the value of locally grown food while remaining consistent with state procurement requirements. Locally grown food warrants a price premium because it generates public benefits beyond the

food itself. Purchasing from Hawaii farmers supports the state's agricultural economy, increases local food production, strengthens food system resilience, provides fresher food for students, and keeps public food dollars circulating within the local economy. When these broader economic, educational, and community benefits are considered, a reasonable price premium can represent a prudent public investment rather than simply a higher food cost.

- There is a Hawaii products preference statute that provides a 15% price preference for Hawaii agricultural products (locally grown, raised, or harvested) in state procurement bids.
- Providing Greater Predictability in Ordering - Farmers and distributors both benefit from stable purchasing schedules. Interview participants noted that advance notice of significant changes in anticipated purchasing volumes allows farmers to better manage crop production, inventory, labor, and transportation. Farmers and distributors have noted that HIDEOE sometimes provides very short notice on order changes. In doing so, it shifts the risk to farmers/distributors by forcing them to adjust their inventories and supplies, respectively, to match HIDEOE's order change.
 - For example, if HIDEOE decreases its order, then the farmer/distributor holds the risk of finding new buyers for the crops that were grown to meet HIDEOE's demand. If HIDEOE increases its order, then the farmer/distributor holds the risk of either finding other local farmers who have available supply to sell or quickly ordering/transporting imported crops.
- Supporting Timely Payments - Reliable and timely payment schedules are particularly important for small and medium-sized farms, which often operate with limited working capital. Several interview participants identified timely payment as an important component of maintaining strong supplier relationships and supporting farmer participation in institutional markets. Continued efforts to streamline payment processes may help improve cash flow for farmers while encouraging broader participation in Farm to School procurement.
 - HIDEOE payments to suppliers sometimes take several months, which exacerbates cash flow issues for small and medium-sized farmers and creates a mismatch between immediate production costs (seeds, labor, fertilizer, etc.) and delayed income.
- Building Procurement Capacity - Interview participants noted that procurement staff within the School Food Services Branch (SFSB) manage numerous purchasing methods, contracts, and documentation requirements. School cafeteria managers likewise balance procurement responsibilities with daily food service operations. Additional staffing or administrative support could help increase the use of local purchasing opportunities while maintaining compliance with procurement requirements.

- **Strengthening Distribution Networks** - Distribution remains one of the most important components of a successful Farm to School program. Small and medium-sized farmers lack hauling vehicles and cold storage infrastructure to store and distribute their produce. HIDOE also does not have the equipment and infrastructure to consolidate/aggregate and distribute produce to schools. The available distribution options for local farmers supplying HIDOE include:
 - Farmer can sell to a distributor who is contracted with the HIDOE. The distributor aggregates produce and other food items and has a fleet of refrigerated trucks to deliver to designated schools. The distributor decides which local farmer to buy from and typically looks for local farmers who are willing to sell at a price point where the distributor can make a profit. Please note that local products can be less profitable for the distributor due to higher price points compared to imported products.
 - Farmer can sell and deliver produce directly to a school. Farmers must take orders from schools and make deliveries to each school during a designated time window (to ensure that cafeteria staff are available to receive the produce).
- **Expanding Produce Processing Capacity** - Many fresh products require washing, peeling, cutting, or other minimal processing before they can be served in school meals. This creates a need for intermediaries with food safety certifications that can minimally process fresh local produce and hold the food safety liability to alleviate the compliance burden on local farmers. Such facilities can reduce food safety responsibilities for individual farms while increasing the number of products suitable for school meal programs.
- **Supporting Agricultural Aggregation** - Several interview participants identified aggregation as one of the most significant opportunities for expanding local procurement. Aggregation facilities allow products from multiple farms to be collected, inspected, stored, and consolidated before distribution to schools. This approach reduces transportation demands on individual farmers while making procurement more efficient for HIDOE. The Wahiawa Regional Kitchen will provide one important aggregation and processing location, but interview participants noted that additional aggregation partnerships throughout the state could further strengthen Farm to School logistics and expand participation by small and medium-sized farms.

Specific Recommendations for HIDOE:

- **Enhance communication and sharing of supply needs throughout the school year.** Knowing what schools can and will purchase - and in what quantities - allows producers to plan ahead for crops that take months to grow. Daily or weekly purchasing info allows farmers to determine what and how much to grow, as well as plan for scaling up production to meet HIDOE demand. HIDOE should seek to collaborate more with farmer membership organizations, agricultural technical assistance providers and farm

to school stakeholders to develop and implement different effective ways of communicating and sharing out accurate information with farmers.

- Formalize a price premium for local food.
Incorporate a price premium for locally grown food to further incentivize farmers to supply HIDOE and implement procurement contracts that have different prices for local and imported versions of the same product. This enables HIDOE to specifically choose and pay for local produce but also incentivizes distributors to source local.
- Provide faster payments to local farmers and producers.
Explore ways to streamline payment timelines to help farmers manage cash flow more effectively. Farmers must pay for seeds, fertilizer, labor, irrigation, fuel, equipment, and packaging months before they receive revenue from selling their crops. Timely payments provide the working capital needed to purchase inputs and prepare fields for subsequent plantings, allowing farmers to maintain continuous production.
- Improve menu development and planning.
Break up menu development and planning from statewide to an island-level or complex area-level and establish a local farmer consultation process in order to better align menus with regional production capacity.
- Embed more flexibility within procurement contracts.
Since the negotiation and term of larger HIDOE procurement contracts are set for longer than one year, allow flexibility for price changes for factors specific to the local agriculture environment (such as fluctuating fuel and shipping costs). Allow flexibility for exceptions or adjustments in ordering such as substitutions of imported products in response to local supply disruptions (such as weather/climate or pest issues).
- Consider different procurement methods.
Explore utilizing RFPs instead of IFBs. RFPs provide HIDOE more flexibility in terms of selection/prioritization of local produce, timing and total contract price (as opposed to line-item pricing under IFBs).
- Develop a legislative advocacy strategy.
Engage lawmakers and stakeholders to secure funding to increase SFSB procurement staffing. HIDOE management believes that a significant increase in procurement staff will be necessary to work directly with small and medium-sized farmers.
- Negotiate a standard delivery fee with distributors for farmers.
HIDOE could contract directly with a farmer based on their production capacity. The farmer would drop off the contracted volume of produce at the distributor, who would then aggregate, repack and deliver the produce to the schools. The distributor would charge HIDOE the delivery fee.

- Minimize costs for farmers.
Purchase supplies (such as packaging) on behalf of all farms supplying HIDEOE and pass on bulk volume discounts. Or, for the regional kitchens, HIDEOE could purchase, sanitize and circulate reusable boxes that eligible supplying farms can use to transport produce.

Specific Recommendations for ADC:

- Expand food safety training.
Increase capacity and funding/support to offer accessible, affordable training programs for small and medium-sized farmers, focusing on USDA standards such as Harmonized GAP Plus+ and GroupGAP certifications.
- Develop a regional aggregate facility system.
Establish a network of aggregate facilities to support small and medium-sized farmers by centralizing collection, preprocessing, storage, and distribution services. These facilities will enable farmers to efficiently supply both value-added markets and institutional buyers, including HIDEOE's kitchens.
- Provide food processing and value-add services.
Provide essential post-harvest treatments such as washing, cutting, and packaging to help farmers meet HIDEOE requirements and enable more small and medium-sized farmers to supply HIDEOE.
- Increase cold storage capacity.
Develop statewide cold storage solutions to prevent spoilage, allow better market timing, and aggregate produce from multiple farmers to meet institutional volume requirements such as HIDEOE's regional kitchens.
- Provide distribution services.
For individual farmers, distributing products can be cost-prohibitive due to high transportation and logistics costs. Many small and medium-sized farmers cannot afford their own hauling vehicles and equipment. Providing distribution services will allow local farmers with limited resources to supply HIDEOE's regional kitchens and individual school kitchens.
- Provide training and guidance on HIDEOE's procurement process.
Develop and implement training and guidance for farmers on HIDEOE's procurement methods, requirements and processes (such as compliance requirements, where to access forms, how to fill out forms, how to submit forms, etc.).
- Establish a farm-to-school steering committee.

Consisting of HIDOE representatives and farm-to-school stakeholders. Enable more communication and collaboration on barriers/challenges, farmer/producer outreach and supply chain coordination.

Conclusion:

The interviews conducted for this project demonstrate widespread optimism about the future of Farm to School in Hawaii. Stakeholders recognize HIDOE's renewed commitment to expanding local food procurement and view the regional kitchen as an important investment in the future of school meals.

At the same time, interview participants identified opportunities that can further strengthen HIDOE's ability to work with local farmers. Building stronger relationships with growers, improving communication, modernizing procurement, expanding food safety assistance, improving production planning, and continuing to build internal organizational capacity will all contribute to a more resilient Farm to School program.

Perhaps the most important message from the interviews is that Farm to School is not simply a purchasing initiative. It is the development of an integrated food system built on collaboration among HIDOE, ADC, farmers, distributors, food hubs, processors, educational institutions, and partner agencies. By continuing to strengthen these partnerships and refining operational processes, HIDOE can create a Farm to School program that benefits students, supports local agriculture, and contributes to a more resilient food system for Hawaii.

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



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WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OU LU AINA MAHIAI

JULY 16, 2026

Subject: Request for approval to execute a first amendment to the memorandum of agreement between the Agribusiness Development Corporation and the Hawai'i Community Development Authority to provide project management for the development of the Central O'ahu Agricultural and Food Hub, District of Wahiawā, City & County of Honolulu, State of Hawai'i, Various Tax Map Key Nos.

Applicant: Agribusiness Development Corporation (ADC)

Authority: 163D-4(a)(5) and (15), Hawai'i Revised Statutes

BACKGROUND:

On January 15, 2026 the ADC Board approved the request to execute and enter into a Memorandum of Agreement (MOA) between the Agribusiness Development Corporation (ADC) and the Hawai'i Community Development Authority (HCDA) for HCDA to provide project management for the development of the Central O'ahu Agricultural and Food Hub, District of Wahiawā, City & County of Honolulu, State of Hawai'i, Various Tax Map Keys, including the development of buildings and facilities on the site. The MOA is effective February 1, 2026.

Act 175, Session Laws of Hawaii 2026, appropriated:

\$7,073,311 (MOF B) for Green Fee – Food and Product Innovation Network

\$6,000,000 (MOF C) for Processing Manufacturing Facility, Oahu

REQUEST:

Staff requests that the Board authorize the Executive Director to execute Amendment 1 to the MOA between ADC and HCDA, which incorporates the newly appropriated funds and an HCDA administrative fee in the amount of \$2,000,000. If additional funds are appropriated for the Project in the future, HCDA shall be entitled to additional fees for its services, to be mutually agreed upon by the Parties.

OPERATIONAL PLAN:

HCDA will continue assisting ADC by providing project management for master planning activities and coordination with consultants and other state agencies. All work is subject to the availability of funding.

CONSERVATION PLAN:

N/A

CHAPTER 343:

N/A

Request for approval to execute a first amendment to the memorandum of agreement between the Agribusiness Development Corporation and the Hawai'i Community Development Authority to provide project management for the development of the Central O'ahu Agricultural and Food Hub, District of Wahiawā, City & County of Honolulu, State of Hawai'i, Various Tax Map Key Nos.

July 16, 2026

DISCUSSION:

Consider Authorizing the Executive Director to execute Amendment 1 to the MOA, attached hereto, with ADC that incorporates funds appropriated in the 2026 legislative session for the development of the Whitmore South Parcels and Whitmore North Parcels.

RECOMMENDATION:

Based on the foregoing, staff recommends that the Board approve the Request noted above.

Respectfully Submitted,

Ken Nakamoto

KEN NAKAMOTO
Project Manager

Approved for Submission:

Wendy L. Gady

Wendy Gady
Executive Director

**AMENDMENT 1 TO THE
MEMORANDUM OF AGREEMENT
FOR THE
OWNER'S REPRESENTATIVE/PROJECT MANAGER
FOR THE
CENTRAL OAHU AGRICULTURE AND FOOD HUB AND WHITMORE NORTH**

This First Amendment ("Amendment 1") is entered into on _____, 2026, and effective as of August 1, 2026 (the "Effective Date") by and between the HAWAII COMMUNITY DEVELOPMENT AUTHORITY ("HCDA") and AGRIBUSINESS DEVELOPMENT CORPORATION ("ADC") and hereby amends that certain Memorandum of Agreement ("MOA"), effective the 1st day of February 2026, between the parties (collectively, the "Parties").

RECITALS

WHEREAS, Section 5 of the MOA, AMENDMENT AND MODIFICATION, provides that the MOA may be modified or amended by mutual written agreement of the Parties; and

WHEREAS, the Parties wish to amend Section 3 of the MOA regarding the budget and payment schedule;

NOW, THEREFORE, the Parties agree to amend the MOA as follows:

1. Section 3 of the MOA is amended as follows:

3. BUDGET AND PAYMENT SCHEDULE

The total funds available for the Project is \$13,073,311, which shall be encumbered and expended at the direction of the HCDA. The HCDA shall be compensated by ADC for facilitating and coordinating the development of the Project in the amount of Two Million Dollars (\$2,000,000).

All other terms and conditions of the MOA remain unmodified and in full force and effect.

The Parties agree that their duly authorized representatives have executed this Amendment 1, effective as of the date written above.

APPROVED AS TO FORM:

Deputy Attorney General, Representing ADC

Date: _____

Agribusiness Development Corporation (ADC)

Wendy Gady, Executive Director

Date: _____

APPROVED AS TO FORM:

Deputy Attorney General, Representing HCDA

Date: _____

Hawai'i Community Development Authority (HCDA)

Craig K. Nakamoto, Executive Director

Date: _____



UNIVERSITY
of HAWAI'I
MĀNOA

College of Tropical Agriculture and Human Resilience
Founding College of the University of Hawai'i
Office of the Dean and Director for Research and Cooperative Extension

July 20, 2026

Jayson M. Watts,
Chairperson, Board of Directors
Agribusiness Development Corporation (ADC)
235 S. Beretania Street, Suite 205
Honolulu, HI 96813

Dear Chair Watts,

I am requesting to make an informal presentation to the ADC Board about the University of Hawai'i, Mānoa, College of Tropical Agriculture and Human Resilience (CTAHR)'s new Center on Biosecurity Research, Education, and Extension (CoBREE) and an opportunity to build a Biocontainment Facility to research biological control of invasive species.

Invasive species are the single biggest threat to Hawai'i's agriculture, urban landscapes, and natural resources. Controlling the spread and management of invasive species are critical to securing the future of Hawai'i's agriculture and food self-sufficiency.

Biocontrol is the most effective method of sustainable control of invasive species. However, research on exotic biocontrol agents under quarantine requires biocontainment facilities.

At present, there are no biocontainment facilities in Hawai'i to evaluate exotic biological control agents, such as viruses, fungi, and bacteria that require a high level of containment [Plant Protection and Quarantine (PPQ) Level 3]. CTAHR researchers have already identified a virus that shows tremendous potential for the control of the Coconut Rhinoceros Beetle (CRB), but a PPQ Level 3 biocontainment facility is needed to determine the safety of the virus to Hawai'i's native beetle species.

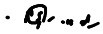
Biosecurity facilities with PPQ Level 3 biocontainment are costly, but there is good news. CTAHR now has a unique opportunity to apply for a USDA National Institute of Food and Agriculture (NIFA) competitive grant under the recently announced Research Facilities Act Program (RFAP), which is available only to the nation's land-grant colleges. This grant opportunity will provide up to \$30 million in federal funds and requires a 1:1 local cash match. Fortunately, the Hawai'i State Legislature provided \$3.7 million to the University of Hawai'i (CTAHR and Leeward Community College) to plan and design a highly secure biosecurity research facility with PPQ Level 3 biocontainment capability.

My specific request to the ADC Board is three-fold. First, I am seeking an opportunity to make an informational presentation on UH's planned Biosecurity Facility to the ADC Board at its July 23, 2026 meeting. Second, I am seeking a Right of Entry for a detailed site evaluation and to

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select a specific parcel at ADC's Farm Fair location in Whitmore Village. And third, I am requesting a long-term lease for a 3-acre parcel to build a highly secure biocontainment facility for conducting biocontrol research and serving Hawai'i's farmers, landscapers, and natural resource managers.

Mahalo Nui Loa for your consideration.

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Parwinder Grewal, Ph.D.
Dean and Director



CTAHR

Center on Biosecurity Research,
Education, and Extension (CoBREE)

The Situation

Invasive species pose a major threat to the sustainability of Hawai'i's agriculture, urban landscapes, and natural ecosystems.



Coconut Rhinoceros Beetle (CRB) is decimating the coconut palm industry on O'ahu and is spreading to other islands, altering landscape aesthetics and threatening food production.



Coffee Berry Borer (CBB) and **Coffee Leaf Rust (CLR)** have substantially reduced coffee production.



Two-lined spittle bug is destroying pastures, threatening the survival of the livestock industry.



Ungulates, including axis deer, wild pigs, wild goat, as well as birds, such as rose-ringed parakeets, are devastating agricultural and natural ecosystems in Maui, Hawai'i, and Kaua'i counties.

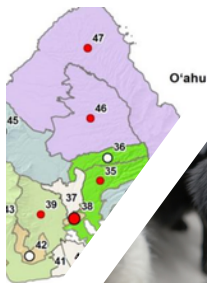


Coqui frogs are causing noise pollution and threatening native and endangered species.



Building Solutions

CTAHR will establish a new Center on Biosecurity Research, Education, and Extension (CoBREE) that will develop and implement innovative solutions for detecting, monitoring, eradicating, and managing invasive species, and deliver community outreach and education.



UNIVERSITY of HAWAI'I at MĀNOA

COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESILIENCE

July 2026



Specifically, the CoBREE will:

- develop predictive risk assessment and spread models for anticipated invasive species to guide Hawaii's proactive biosecurity response plans;
- develop rapid detection methods, tracking systems, and eradication protocols for invasive species;
- develop and implement area-wide and community-based solutions to detecting (including canines), eradicating, and managing invasive species in collaboration with the Hawai'i Department of Agriculture and Biosecurity (HDAB) and other agencies and organizations;
- identify chemical control options through the IR-4 program and work with HDAB to register them in Hawai'i;
- identify and evaluate biocontrol agents under biocontainment and coordinate their multiplication and release for managing invasive species;
- disseminate data and information to the public through a dedicated website and public campaigns through CTAHR's Cooperative Extension;
- collaborate with governmental, nonprofit, and for-profit organizations in developing useful byproducts from established invasive species, including timber, fiber, meat, animal feed, biofertilizer, biochar, etc;
- develop a Certificate and a one-year, professional Master's degree in Biosecurity; and
- work with Leeward Community College to deliver biosecurity workforce training.



The Request

For CoBREE to build sustainable biocontrol solutions for invasive species, UH is requesting to lease 2 to 3 acres at Whitmore North to build a new 30,000 square foot biocontainment facility with:

- pre-fabricated PPQ3 pods;
- PPQ2 labs;
- office spaces;
- a classroom;
- two attached greenhouses;
- and an outdoor canine complex.

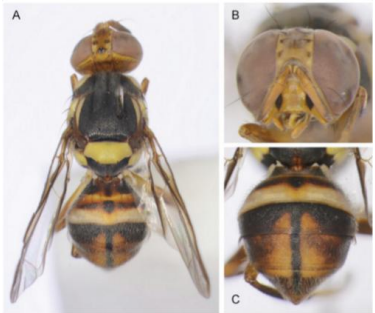


The facility will need all utilities and a perimeter fence with electorinc gates for added security against theft and vandalism



The Situation and Opportunity

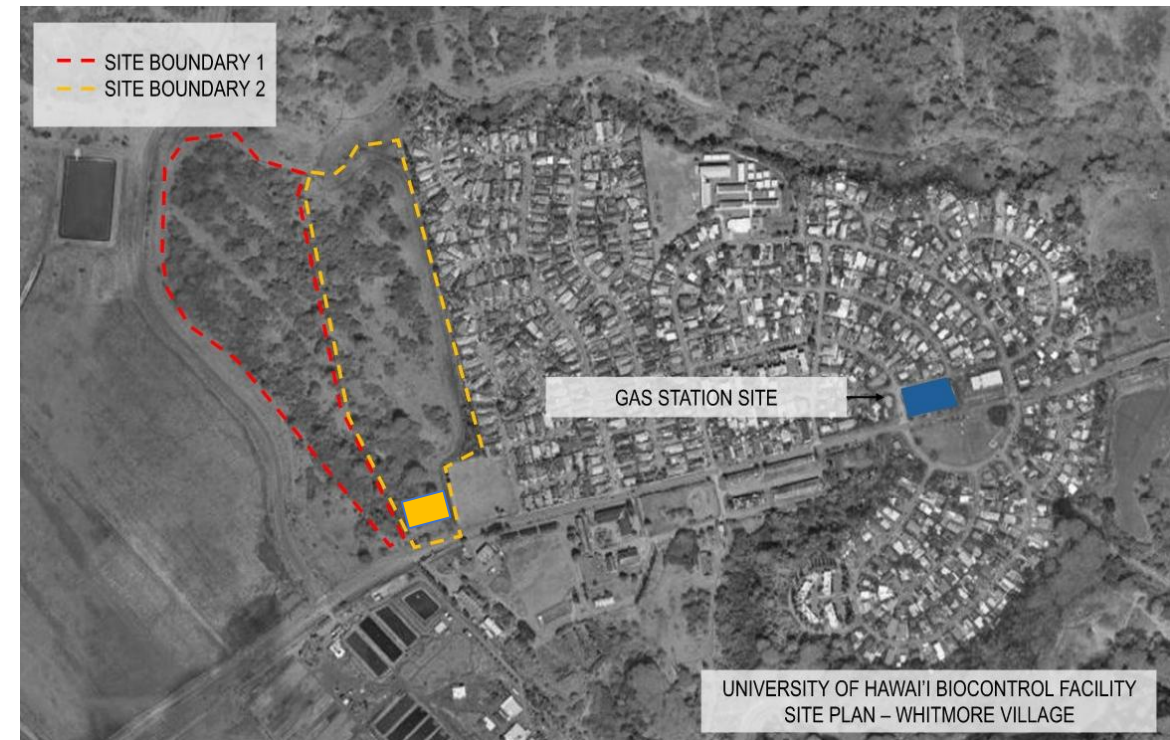
- Invasive species pose one of the biggest threats to Hawaii's agriculture, urban landscapes, and natural ecosystems.
- To address this threat, CTAHR has created a Center on Biosecurity Research, Education and Extension (CoBREE).
- Biocontrol is the most sustainable method of invasive species control. But a biocontainment facility is needed to evaluate exotic biocontrol agents under quarantine.
- A federal competitive grant opportunity opened up last month that can provide up to \$30 million in 1:1 matching funds to build a state-of-the-art biocontainment facility.
- Hawaii State Legislature has already provided \$3.7 million.





The Selection of the Location

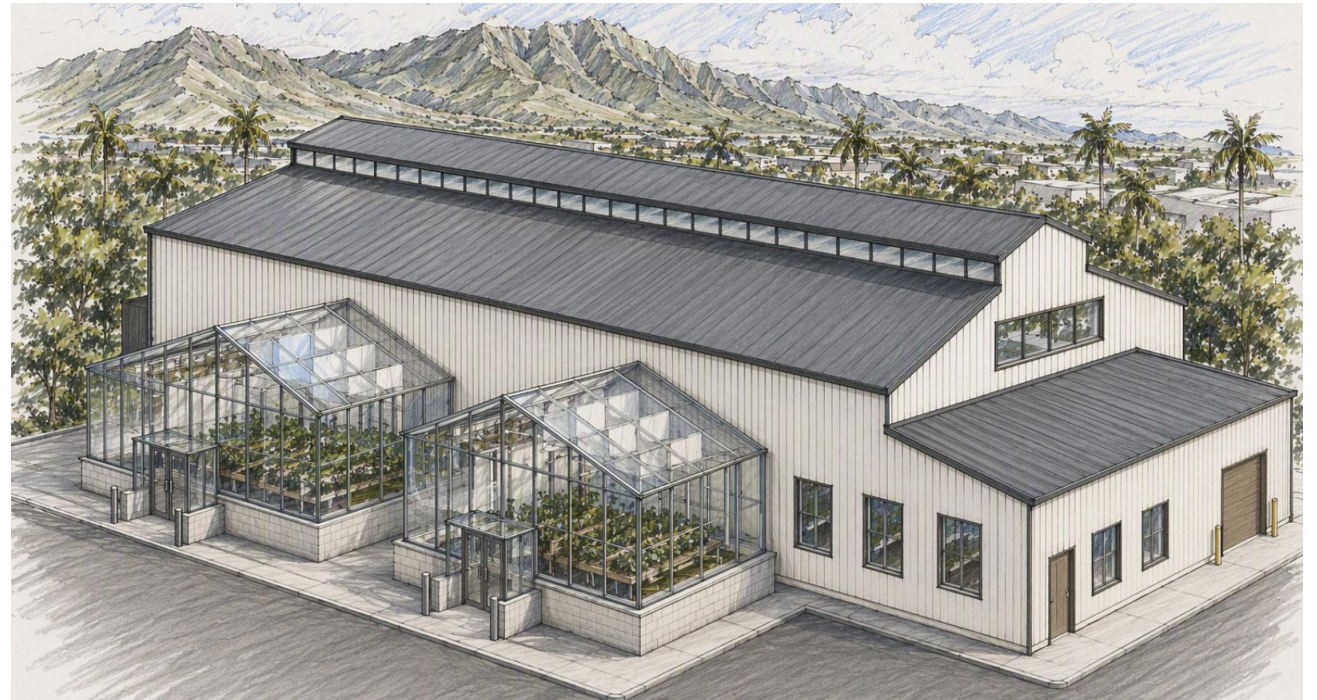
- The ~30,000 sq ft biosecurity facility will contain PPQ Level 2 and 3 research labs and greenhouses, offices, teaching labs and classrooms, and an outdoor detector dog complex.
- The facility will need utilities including electricity, water, sewage, and a perimeter fence with electronic gates for added security against theft and vandalism.
- Hired a Consulting Firm: Merrick & Company
- Evaluated four locations: (a) The Pope Laboratory and Greenhouse Complex at the UH Manoa Campus; (b) The Magoon Research & Teaching Facility in Manoa; (c) The CARES Waimanalo Station; and (d) **ADC's Farm Fair site at the Whitmore Village**





The Request

- A Right of Entry for the detailed site evaluation and the actual parcel selection.
- Long-term lease of 3-4 acres to the UH similar to the Wahiawa Value Added Product Development Center.
- Why a late and an urgent request?
 - Consulting Firm only visited the site last month
 - The USDA grant opportunity was announced last month with only a 4-week window for proposal submission



JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LIEUTENANT GOVERNOR



WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OULU AINA MAHIAI

DA: July 20, 2026

TO: Agribusiness Development Corporation (ADC) Board of Directors

FR: Wendy Gady, Executive Director

RE: Update to Navy's Request for Proposal

Attached you will find a GAANT Chart reflecting the status of the activities related to the Navy's Request for Proposal for your review. I am available to answer any questions.

PMRF TIMELINE

- February 20, 2026: Received Navy RFQ (we had no ADC BOD meetings in March)
- April 30, 2026: ADC BOD authorizes ED to pursue contract opportunity
- May 12, 2026: ADC notifies Navy of Board authorization
- May 12, 2026: Letter to Navy sent regarding BOD action taken at May meeting
- May 1-June 10, 2026: ADC staff conducts a detailed review of the Navy RFQ, comparison with historical contract requirements, identification of required certifications and qualifications and develops scopes of work for five subcontract procurements:
 - Pump & Drain Operation and Maintenance (O & M)
 - Site Safety and Health Officer (SSHO)
 - Quality Assurance/Quality Control (QA/QC)
 - Environmental & Energy Management Services (EEH)
 - Water Quality Monitoring Services in accordance with the issued NPDES Permit
- June 9, 2026: Draft Emergency Procurement Response sent to AG, Board Member Hinazumi, and future Board Member Uyehara
- June 10, 2026: AG Nakata's comments received
- June 15, 2026: TEAMS meeting held with Board Member Hinazumi, future Board Member Uyehara, and AG Nakata
- June 17, 2026: Copy of past contract sent to Board Member Hinazumi, future Board Member Uyehara, and AG Nakata
- June 17, 2026: Overview of 5 Subcontracts and Descriptions required for Navy Bid sent to Board Member Hinazumi, future Board Member Uyehara, and AG Nakata
- June 17, 2026: Email received from Navy requesting status and if meeting was going to be scheduled
- June 18, 2026: Timeline of Milestones given to ADC BOD in BOD meeting

- June 18, 2026: ADC formed a Professional Services Selection Committee and initiated travel requests for anticipated pre-bid meetings and contractor outreach activities
 - Quality Assurance/Quality Control and Environmental/Energy Management under same contract
 - Separate Selection Committee for Water Quality Monitoring Services
- June 23, 2026: HlePRO solicitation posted for Pump & Drain O & M and SSHO services (due July 23, 2026)
 - Nohili Pump Station no longer in contract
 - Kawaiele Pump Station not located on base
 - Due to maintenance of canals and flap gates, contractor requires base access
- June 24, 2026: Timeline shared with Navy and request made for base access for pre-bid meeting with subs
- June 30, 2026: Call with Board Member Uyehara regarding base access for pre-bid meetings
- July 2, 2026: VM left for Navy regarding gaining base access
- July 2, 2026: Request sent for internal meeting to Board Member Hinazumi, future Board Member Uyehara and AG Nakata (Board Member Hinazumi out of office 7/1-9); New AG responded with availability
- July 6, 2026: Addendum issued due to exclusion of Nohili Pump Station and address change for Pre-Bid Site Visit
- July 10, 2026: Pre-bid meeting held on Kauai for Pump & Drain O&M and SSHO
- July 13, 2026: Chair's request for status update by noon 7/14
- July 14, 2026: Chair's email redirecting PMRF activity to Mark & Lyle
- July 15, 2026: ED's request for staff to stay under ED's direction
- July 16, 2026: Sr. Admin sends GAANT of partial activities
- July 13-17, 2026: ADC meets with Kauai board members and ATG regarding strategy moving forward

- July 17-24, 2026: AG Nakata out of office
- July 20-24, 2026: ADC coordinates a meeting with NAVFAC based on strategy meeting
- July 23, 2023: HlePRO bids are due for Pump & Drain O & M and SSHO services
- Est. July 24, 2026: ADC submits request to DBEDT Director and Governor for approval to contract for Pump & Drain O & M and SSHO, QA/QC, EEH and Water Quality Monitoring Services
- Est. July 27, 2026: ADC submits all subcontract agreements to ATG and/or DBEDT for review and approval as to form
- Est. July 31, 2026: ADC submits all subcontract agreements to ADC Board Members for strategy review regarding RFP response
- August 3, 2026: Anticipated receipt of approvals from DBEDT Director and Governor
- August 4, 2026: ADC submits draft RFP response to ADC Kauai board members for review with ATG
- August 7, 2026: ADC has an updated RFP response for submittal to NAVFAC.