

FOR ACTION

I. SUBJECT

Consider Authorizing the Executive Director to allow HCDA, Under Act 252 (Session Laws of Hawaii 2025), to: (i) assist the Agribusiness Development Corporation (“ADC”), a public body corporate and politic and an instrumentality and agency of the State, in the Development of the Central Oahu Agricultural and Food Hub, located in Whitmore Village, Wahiawa, Oahu [no postal address], and Further Identified by Oahu Tax Map Key Nos. 7-1-002:004 and 009 (collectively, referred to as the “Whitmore South Parcels”) and Nearby Parcels of Land, also Located in Whitmore Village, Wahiawa, Oahu [no postal address] and Further Identified by Oahu Tax Map Key Nos. 7-1-002:37, 38, 39, 40, 41, and 44 (collectively referred to as the “Whitmore North Parcels”) by Acting as ADC’s Owner’s Representative/Project Manager for the Development of the Whitmore South Parcels and Whitmore North Parcels; and (ii) Enter into a Memorandum of Agreement with ADC that Memorializes the Respective Responsibilities and Duties of HCDA and ADC for the Development of the Whitmore South Parcels and Whitmore North Parcels.

II. BACKGROUND

Act 252 (SLH, 2025) allows HCDA to, among other things, cooperate with or assist public and private sector entities to engage in projects that improve the State, serve the public interest and are matters of statewide concern.

The ADC, established in 1994, is one of the Department of Business, Economic Development and Tourism’s (“DBEDT”) attached agencies. ADC focuses on economic development through agricultural business development and provides direction for diversification of Hawaii’s agriculture industry, including supporting the production of local agricultural products for local consumption.

The vision of the ADC is to develop land located in the Whitmore Village area, namely the “Whitmore North Parcels” and “Whitmore South Parcels”. See, Exhibit “A”, attached hereto (showing Whitmore South as the location of the Food Hub, and Whitmore North showing the location of “Farm Fair Field Days” and Leeward Community College Agriculture Program). A groundbreaking ceremony was held on November 14, 2025 for the Food Hub. See, Exhibit “B”, Media Release announcing the groundbreaking.

The development on the Whitmore South Parcels and Whitmore North Parcels is referred to collectively herein as the “Project”.

- Whitmore South Parcels. The Central Oahu Food and Agricultural Hub (“Food Hub”) will be located on the Whitmore South Parcels on approximately 34 acres of land owned or to be acquired by ADC. See, Exhibit “C”, attached hereto. The Food Hub is envisioned as a campus that houses spaces for food processing, value-added processing, packaging, storage, cooking, and distribution; warehouse and office space for small food and agriculture related businesses and support organizations; and workforce housing, and the DOE’s centralized kitchen. See, Exhibit “D”, Layout of the Food Hub, November 2025).

- Whitmore North Parcels. Areas within these parcels will be developed for farm fair and other agriculture-related events (noted as “Farm Fieldays” on Exhibit A), and possible by Leeward Community College’s agriculture program (noted as “Leeward CC Ag Program on Exhibit A).

III. DISCUSSION

The planned vertical and horizontal development on the Whitmore South Parcels and Whitmore North Parcels require coordination and project management.

ADC, as the landowner or future landowner of the parcels, has requested HCDA’s assistance to act as the owner’s representative for the development on the Whitmore North Parcels and Whitmore South Parcels.

The full build out of the Food Hub and development on the Whitmore North Parcels is expected to take approximately 5 to 10 years, depending on funding and other factors. The build out of the Whitmore North Parcels and the construction of the DOE centralized kitchen will be prioritized.

Act 252 to permits the HCDA to cooperate with or assist other state agencies. The ADC is a state agency attached to DBEDT.

The HCDA will act as a program/project manager on behalf of ADC and coordinate with consultants, ADC, Department of Accounting and General Services (“DAGS”), except as excluded below, community, and stakeholders to facilitate the orderly development of the “Whitmore North Parcels and Whitmore South Parcels, as HCDA’s scope of work is more fully described below:

- a. Coordinate with the University of Hawaii Community Design Center (UHCDC), ADC, and other consultants to finalize the conceptual plan and prepare a masterplan for development of the Food Hub.
- b. Coordinate with PBR Hawaii and ADC to complete the tasks from the current contract ADC has with PBR.
- c. Utilize and incorporate the business plan and feasibility study (business plan) for the Food Hub, prepared by ADC and others.
- d. Review state land use designations and city zoning for the Food Hub parcel and determine if a state district boundary amendment and/or a city zoning change is required for successful development of the Project.

- e. As a priority task, prepare a subdivision application for the Food Hub land whereby two parcels will be created: (i) the Department of Education’s centralized kitchen parcel, and (ii) the road and infrastructure parcel for DAGS’ work.
- f. Coordinate and facilitate development of the Project, consistent with the development masterplan including but not limited to development of buildings consistent with design guidelines, other facilities, and infrastructure (collectively, “facilities”).
- g. Provide regular progress reports to ADC, legislators, and stakeholders on the progress of the Project.
- h. Conduct community engagement to keep the Whitmore Village and surrounding communities informed about the Food Hub and, as needed to seek support for legislative initiatives related to the Project.
- i. Conduct any and all other necessary tasks to facilitate the development of the Project consistent with the final master plan.
- j. Specifically excluded from HCDA’s scope of work is overseeing the construction of the road, a warehouse, and other infrastructure work being implemented by DAGS.

In reviewing and evaluating the ADC’s request for assistance, the following criteria was used.

Act 252 Project Review and Evaluation Criteria	
Criteria	Evaluation
Requester Preference	The requester is the ADC. Since ADC is a DBEDT-attached agency preference should be given to assisting these attached agencies.
Project’s Strategic Alignment	The development of the Whitmore South Parcels and Whitmore North Parcels The ADC’s mission to develop the economy through agriculture-related businesses aligns with the HCDA’s mission of economic development through land development. Among other things, the Food Hub also is part of the ecosystem that will exist with the Leeward Community College’s Wahiawa Value-Added Product Development Center (“WVAPD”) whereby it is envisioned that entrepreneurs will enroll in the WVAPD’s curriculum, and graduate to commercial production at the planned high pressure processing facility at the Food Hub.
Staff Resource Availability	Staff, experienced and knowledgeable in project development and management, are available and for the Project. An HCDA primary project lead will be assigned. For continuity a secondary HCDA project lead may be assigned to assist the primary project lead.

Act 252 Project Review and Evaluation Criteria	
Criteria	Evaluation
Risk Assessment	Potential low-level risks exist on account of insufficient funding, unclear scope, and project compliance with laws, building codes. These low-level risks can be mitigated. We intend to enter into a memorandum of agreement with ADC to clearly define the respective responsibilities of ADC and HCDA. A source of funding will be secured for HCDA to hire a consultant to carry out the various tasks in the scope of work.
Funding Sources	A budget for the project will be secured and confirmed by HCDA. An administrative fee for HCDA's work will also be agreed upon with ADC prior to the commencement of HCDA's work.

IV. RECOMMENDATION

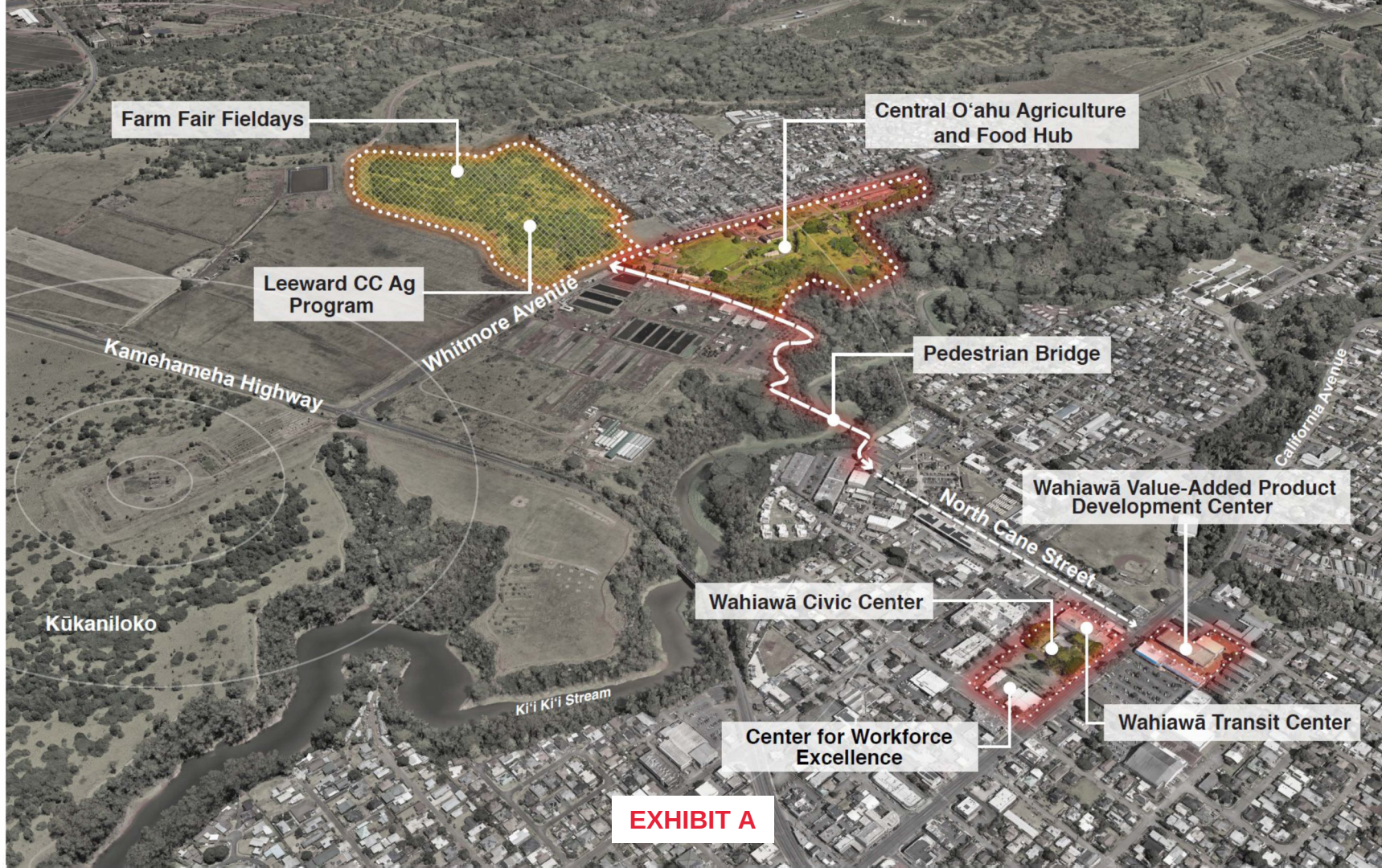
Staff Recommends that the Authority authorize the Executive Director to allow HCDA, Under Act 252 (Session Laws of Hawaii 2025), to: (i) assist the Agribusiness ADC in the Development of the Project (as described in the Staff Report), (ii) Enter into a Memorandum of Agreement with ADC that Memorializes the Respective Responsibilities and Duties of HCDA and ADC for the Development of the Project, and (iii) Take All Actions Necessary to Effectuate the Purposes of this For Action.

Attachments:

- Exhibit A: Aerial View of the Whitmore South and Whitmore North Parcels
- Exhibit B: ADC Central Oahu Food Hub Groundbreaking News Release, Dated November 14, 2025
- Exhibit C: Aerial View of Whitmore South (location of the Food Hub)
- Exhibit D: Layout of the Food Hub (November 2025)

Prepared By: Craig K. Nakamoto, Executive Director: Craig K. Nakamoto

Reviewed By: Garet Sasaki, Chief Financial Officer: Garet Sasaki



Farm Fair Fieldays

Central O'ahu Agriculture
and Food Hub

Leeward CC Ag
Program

Pedestrian Bridge

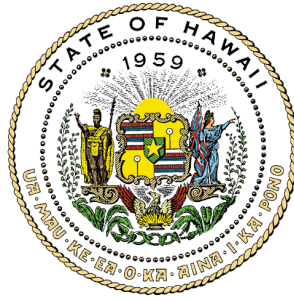
Wahiawā Value-Added Product
Development Center

Wahiawā Civic Center

Center for Workforce
Excellence

Wahiawā Transit Center

EXHIBIT A



STATE OF HAWAII
KA MOKU 'ĀINA O HAWAII'

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

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

JAMES KUNANE TOKIOKA
DIRECTOR
KA LUNA HO'OKELE

AGRIBUSINESS DEVELOPMENT CORPORATION

WENDY GADY
EXECUTIVE DIRECTOR

**DBEDT, STATE AGRIBUSINESS DEVELOPMENT CORP. BREAK
GROUND ON CENTRAL O'AHU AGRICULTURE AND FOOD HUB**

FOR IMMEDIATE RELEASE

November 14, 2025

WAHIAWĀ – Moving forward in its mission in local food sustainability, the Department of Business, Economic Development and Tourism (DBEDT) and Agribusiness Development Corporation (ADC) broke ground on a Central O'ahu Agriculture and Food Hub in Wahiawā today.

Remarks were given at the ceremony by state of Hawai'i First Lady Jaime Kanani Green; Senate Ways and Means Chair Donovan Dela Cruz; DBEDT Deputy Director Dane Wicker; and ADC Executive Director Wendy Gady. The blessing was conducted by Kahu Blaine Kamalani Kia.

The complex in Whitmore Village will serve as an innovation base in providing manufacturing and industry services at commercial scale – enabling entrepreneurs to export across the globe. The complex is a partnership between DBEDT, ADC, Hawai'i

EXHIBIT B

Department of Education (HIDOE), Department of Law Enforcement, University of Hawai'i (UH) College of Tropical Agriculture and Human Resilience (CTAHR) and the UH Community College System, as well as the Department of Accounting and General Services, which is responsible for the infrastructure improvements for the groundbreaking. Goodfellow Bros. is the contractor hired to build and upgrade the roads and infrastructure.

As part of the complex in Whitmore Village, HIDOE is constructing a Central O'ahu Regional Kitchen on ADC-owned land. The facility will serve as a statewide model for regional hubs that connect local farms to school cafeterias as part of the state's farm-to-school initiative.

First Lady Jaime Kanani Green noted how the Central O'ahu Agriculture and Food Hub and HIDOE kitchen concepts will provide healthy affordable meals to all public school students.

"Hawai'i's keiki and families deserve access to nutritious, locally prepared meals — every day and especially when times are hardest," said First Lady Green. "Fighting childhood hunger is about more than nourishment — it's about building the systems that care for our community before, during and after crises. This is how we fulfill the vision of feeding our keiki: nourishing bodies, empowering communities and building resilience from the ground up."

"Today's groundbreaking honors the vision of the late Jimmy Nakatani, whose leadership helped plant the seeds for this project and the larger Food and Product Innovation Network. He understood that even something as simple as tsukemono — Japanese pickled vegetables — could inspire innovation and revitalize rural towns across the state by empowering local farmers and entrepreneurs," said State Senator Donovan M. Dela Cruz, chair of the Senate Committee on Ways and Means. "From Kona to Kekaha, and Hilo to Hāna, the Food and Product Innovation Network can strengthen Hawai'i's local food systems and economy for generations to come."

"The Food and Product Innovation Network reflects the state's mission to help farmers and entrepreneurs thrive while diversifying Hawai'i's economy," said DBEDT Deputy Director Dane Wicker. "Through economic development, we are creating hubs of resiliency that move us closer to food security and a stronger, more self-reliant future. What we're building in Central O'ahu is not simply a facility — it's a blueprint for how every island can innovate, grow, and feed Hawai'i for generations."

"This project honors ADC's commitment to the people of Hawai'i — our farmers, food makers and small business owners who sustain our communities," said ADC Executive Director Wendy Gady. "Together, we're cultivating a future where Hawai'i's food system thrives — guided by community, grounded in culture and built through collaboration."

Note to media: B-roll, photos and interview clips from the groundbreaking are available for media use [here](#), courtesy Agribusiness Development Corporation. Renderings courtesy ADC and University of Hawai'i Community Design Center.

About the Central O‘ahu Agriculture and Food Hub

The planned facilities will help the state fulfill the goals and requirements set forth in Act 151 (2019), which directs Hawai‘i to double local food production and exports by 2030; Act 175 (2021), which establishes the Farm to School Program goal of sourcing at least 30 percent of public-school meals from local producers by 2030; Act 176 (2021), which requires state departments to procure 50 percent of their food from local sources by 2050; and Act 237 (2025), which establishes the Food and Product Innovation Network. Together, these Acts form the foundation of Hawai‘i’s commitment to strengthen food security, expand agricultural production and build the local workforce that will prepare, cook and manage a resilient statewide food system.

About the Agribusiness Development Corporation

The Agribusiness Development Corporation (ADC), established by the Hawai‘i State Legislature in 1994 and administratively attached to the Hawai‘i Department of Business, Economic Development and Tourism (DBEDT), is responsible for converting former plantation lands and irrigation systems into productive, diversified agricultural use. ADC’s mission is to develop the land, water and facilities necessary to expand Hawai‘i’s agricultural economy, enhance food security and support future generations of local farmers. For more information, visit dbedt.hawaii.gov/adc.

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Media Contacts:

Laci Goshi
Department of Business, Economic Development and Tourism, State of Hawai‘i
Cell: 808-518-5480
Email: lacianne.a.goshi@hawaii.gov

Scott Ishikawa
Becker Communications, Inc.
Cell: 808-227-2350
Email: scott.ishikawa@beckercommunications.com

2025 Central O'ahu Agriculture and Food Hub

Existing Site (Approximately 34 acres)



2025 COAFH Master Plan Update v9

Conceptual Program Bubbles

November 2025

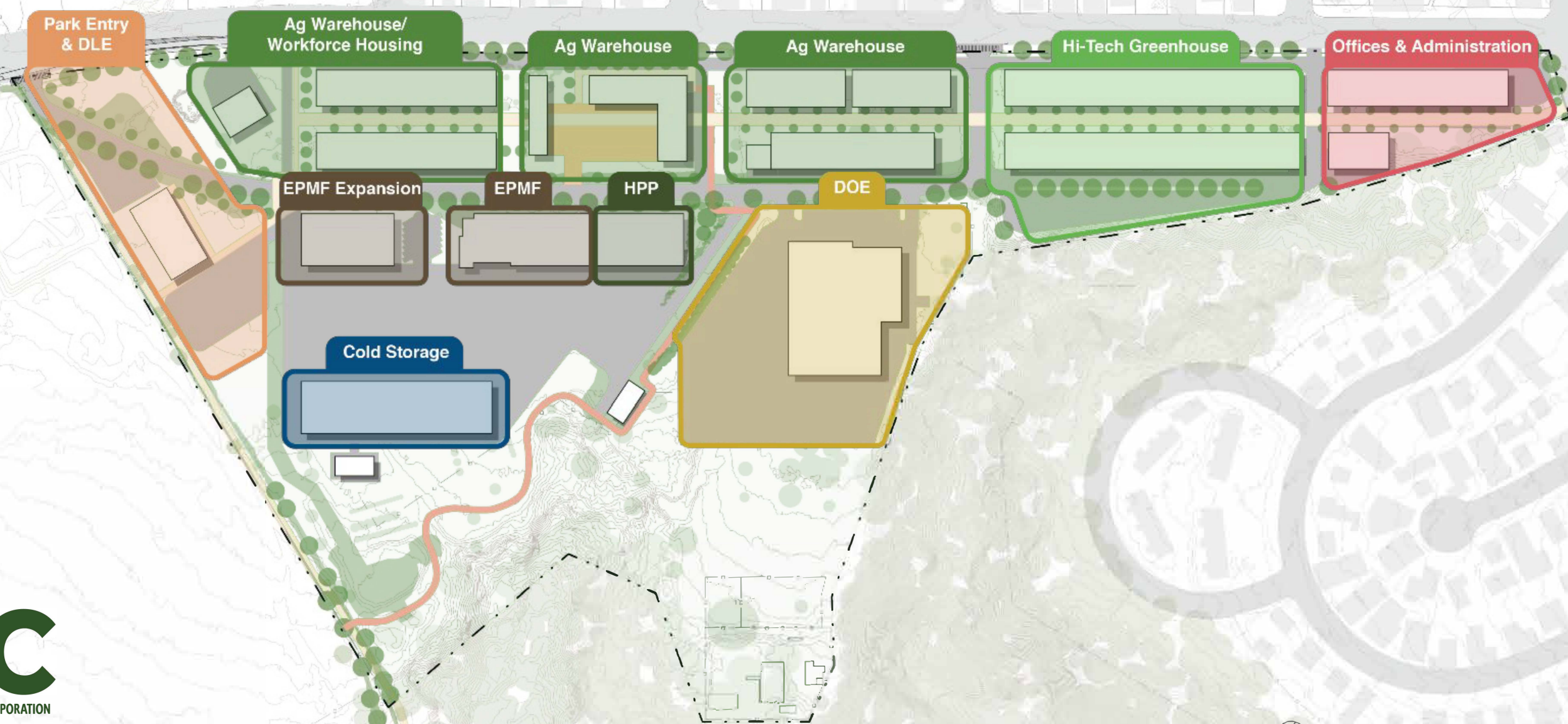


EXHIBIT D

