

# SB112 SD1

Establishes the Whitmore project facility revenue bond special fund into which proceeds from revenue bonds shall be deposited for purchasing certain parcels of land from Dole Food Company, Inc. Appropriates funds to acquire certain Dole Food lands. (SD1)



STATE OF HAWAII  
AGRIBUSINESS DEVELOPMENT CORPORATION  
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TESTIMONY OF JAMES J. NAKATANI  
EXECUTIVE DIRECTOR  
AGRIBUSINESS DEVELOPMENT CORPORATION

BEFORE THE SENATE  
COMMITTEES ON ECONOMIC DEVELOPMENT, GOVERNMENT OPERATIONS  
AND HOUSING, WATER & LAND, AGRICULTURE AND WAYS AND MEANS

Wednesday, February 26, 2014  
9:40 a.m.  
Conference Room 211

SENATE BILL NO. 112, SD1  
RELATING TO AGRICULTURE

Chairpersons Dela Cruz, Solomon, Nishihara, Ige and Members of the Committees:

Thank you for the opportunity to testify on Senate Bill No. 112, SD1 a bill to establish the Whitmore Project Facility Revenue Bond Special Fund into which proceeds from revenue bonds shall be deposited for purchasing certain parcels of land from Dole Food Company, Inc. Further, this measure appropriates funds to acquire certain Dole Lands. The Agribusiness Development Corporation (ADC) supports the intent of this measure.

ADC's mission is to acquire, and manage in partnership with farmers, ranchers, and aquaculture groups, selected high-value lands, water systems, and infrastructure for commercial agricultural use and to direct research into areas that will lead to the development of new crops, markets, and lower production costs. This bill will assist

ADC to achieve its mission and further provide the state with an opportunity to preserve the largest agricultural tract on Oahu.

ADC has recently undertaken the Whitmore Project which is a long-range plan to create a centralized hub for agricultural operations in Central Oahu that includes but is not limited to commercial farming, land acquisition, packing, processing, workforce housing, food safety, education, value-added, marketing, high-tech, agro-tourism and manufacturing.

In conjunction with the Whitmore Project, ADC has recently acquired property with existing infrastructure to provide support services for farmers on the Galbraith Lands. ADC supports the measure of this bill which establishes the Whitmore project facility revenue bond special fund. This fund would further enhance ADC's flexibility to achieve its mission. Monies from this fund will go towards the purchase of real property for the protection of agricultural lands, land banking, promotion of farm ownership, and agricultural diversity which would essentially increase the corporation's available agricultural land under its control that the corporation may license to qualified farmers, businesses, and agencies.

Thank you for the opportunity to testify.

# THE TRUST *for* PUBLIC LAND

CONSERVING LAND FOR PEOPLE

**THE TRUST FOR PUBLIC LAND'S TESTIMONY IN SUPPORT OF THE  
INTENT OF SB 112, S.D. 1 RELATING TO AGRICULTURAL LANDS  
Senate Committees on Economic Development, Government Operations &  
Housing, Water & Land, Agriculture, and Ways & Means  
Wednesday, February 26, 9:40 a.m., Room 211**

The Trust for Public Land supports the intent of SB 112 relating to agricultural lands. This bill attempts to establish the Whitmore project facility revenue bond special fund into which proceeds of revenue bonds would be deposited to facilitate the State Agribusiness Development Corporation's (ADC's) purchase of nearly 20,000 acres of land owned by Dole Foods LLC in the North Shore of O'ahu. The Dole lands include prime agricultural land, watershed lands that produce our drinking water, lands that are the scenic gateway to the North Shore, and lands that are important habitat for dozens of endangered and threatened plant and animal species.

The Trust for Public Land is currently working with one of the largest renewable energy companies in the world to purchase the Dole lands and give the State time (3-5 years) to raise funds to purchase the Dole lands for agriculture and conservation of important watershed lands that produce our drinking water. The renewable energy company does not yet have a contract or deal with Dole, but hopes to have a tentative deal or letter of intent with Dole before the end of session. The Trust for Public Land is working with ADC and the Department of Land and Natural Resource to raise other sources of funding (e.g., federal, private) so that the burden is not entirely on the State. Purchasing the Dole land (listed at over \$200 million) will be a complex and difficult transaction. ADC and the State need flexibility and alternatives to achieve their goal of conserving all of the Dole lands and this bill attempts to provide such flexibility.

Although the Trust for Public Land supports this bill, I will not be able to appear in person to testify due to scheduling conflicts.

Mahalo for this opportunity to testify -



Lea Hong  
Hawaiian Islands State Director  
1136 Union Mall, Suite 202  
524-8563 (office), 783-3653 (cell)



February 26, 2014

Before the Committee on Economic Development, Government Operations and Housing, the Committee on Water and Land, the Committee on Agriculture and the Committee on Ways and Means.

***Re: Supporting Testimony to SB112 SD1 RELATING TO AGRICULTURE***

Dear Committee Chairs and Members:

This testimony is to provide the support of the Wahiawa Community and Business Association (WCBA) to this bill.

A Whitmore project facility revenue bond special fund will guarantee that monies are available if the land exchange between Dole Foods Inc. and the State does not cover the full amount need by the State.

The WCBA supports this fail-safe bill that will make sure the State is successful in its efforts to obtain approximately 20,000 acres of lands that are in either agricultural or in conversation

Thank you for this opportunity to testify.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter R. Benavitz Jr.", written in a cursive style.

Walter R. Benavitz Jr.  
WCBA Government Action Committee Chair

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**Subject:** Submitted testimony for SB112 on Feb 26, 2014 09:40AM  
**Date:** Monday, February 24, 2014 3:08:26 PM

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**SB112**

Submitted on: 2/24/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Stephanie A Whalen	HARC	Support	No

Comments: Dear Senators: The land north of Wahiawa is the last contiguous productive agricultural land on Oahu. The parcels of land available are much too large for single farms to purchase. Land owners do not break up (sub-divide) large parcels because of the onerous rules and requirements laid on a proposed subdivision. These requirements have developed over the decades for land to be made into urban subdivisions. There is little or no flexibility when it comes to making small agricultural lots available - typically like in rural areas of the mainland. Huge infrastructure costs get required of a subdivision if one wants a permit to get through the system. That is just the way it is. So this land at some point will go to a developer who can pass its costs on to homeowners; farms can not support those kinds of costs. The Galbraith/Whitmore idea is the last change to create an agricultural cluster which would include reasonable, long term leases and proximate shared infrastructure to support smaller operations. If the state truly wants to have a viable agricultural sector, it needs to support regional projects such as this. If not, there will be some fragmented operations here and there which will struggle to meet much more than their neighborly demand. Please consider thoughtfully what future you envision for agriculture on Oahu and in the entire state. Having passed IAL several years ago and having supported agricultural irrigation systems is just a part of the solution. These were good first steps; now creating the infrastructure necessary for viable agricultural businesses needs to be advanced. Thank you for the opportunity for input.

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**SB112**

Submitted on: 2/24/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Alan Gottlieb	Hawaii Cattlemen's Council	Support	No

Comments:

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**SB 112sd1, Relating to Agriculture  
Senate EGH/WTL/AGL/WAM Committees  
Wednesday, February 26, 2014  
9:40 am  
Conference Room 211**

**Testimony by: Larry Jefts  
Position: Support**

Chairs Dela Cruz, Solomon, Nishihara, Ige and Members of the Senate EGH/WTL/AGL/WAM Committees:

I am Larry Jefts, co-owner of Sugarland Growers, Inc., a family run farm with more than 35 years experience of Hawaii farm experience on Molokai and Oahu.

We support SB112sd1, which provides a mechanism for the State to purchase available agricultural lands from Dole Food Company, Inc. This would expand the clustering of and create more synergy among agricultural-related businesses in the Whitmore Village project area.

Your support of this measure is appreciated. Thank you for the opportunity to present testimony. I can be reached at (808) 688-2892 if there are any questions.

Sugarland Growers Inc.  
P.O. Box 27, Kunia, Hawaii 96759  
Tel: (808) 688-2982 Fax: (808) 682-2894

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**SB112**

Submitted on: 2/24/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Roslynn Pascua	Individual	Support	No

Comments:

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**SB112**

Submitted on: 2/21/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Brad Parsons	Individual	Oppose	No

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**SB112**

Submitted on: 2/21/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Mitsuko Hayakawa	Individual	Oppose	No

Comments:

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**SB112**

Submitted on: 2/21/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
claudia rice	Individual	Oppose	No

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**SB112**

Submitted on: 2/22/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
sharon	Individual	Oppose	No

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**SB112**

Submitted on: 2/23/2014

Testimony for EGH/WTL/AGL/WAM on Feb 26, 2014 09:40AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Lori Nakamura-Higa	Individual	Oppose	No

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