

AGRIBUSINESS DEVELOPMENT CORPORATION

Summary of Site Visit of the Land Development Committee on March 15, 2019

Waialeale Livestock Research Station, 58-160 Kamehameha Hwy. Haleiwa, HI 96712

Members:

Douglas Schenk
Lloyd Haraguchi
Yuki Kitagawa

Attendees:

Representative Sean Quinlan
Kelvin Sewake, CTAHR
Richard Fisher, CTAHR
Sgt. Gary Masiglat, HPD
Maka Casson-Fisher
Napua Casson-Fisher
Nick Farrant
Johnny Ginella
Adam Borrello
Catherine Melancon
Greg Cook
Denise Jacobson
Chris Mosier
Doug Cole
Blake Muelheny
Rusty Arneson
Bill Quinlan

Agribusiness Development Corporation (ADC) Staff:

Ken Nakamoto

A. Call to order.

Arrived at Waialeale Livestock Research Station 9:00 a.m.

B. Site visit of the Waialeale Livestock Research Station in Haleiwa, Oahu.

Mr. Nakamoto introduced the Committee to the attendees and explained the purpose of their site visit, which was to do a walkthrough to continue their due-diligence on the 135-acre property. Mr. Richard Fisher, an employee of the College of Tropical Agriculture and Human Resources (CTAHR) and resident on the property, provided clarification of the boundaries and a brief history of how the land was used in the past. According to Mr. Fisher, the last time there was a presence or activity on the parcel was over a decade ago. The land was primarily used for grazing and as a research station that focused on livestock

reproduction and nutrition. There are roughly a dozen structures on the property including four dwellings and a well. Due to the lack of upkeep, these structures are dilapidated or in poor condition. Numerous abandoned vehicles and farm equipment was seen throughout the property. An abandoned building along Kamehameha Hwy is being developed into a skateboard park with extensive construction ongoing. Trash, which includes household, paint, and batteries, were seen discarded near the fresh water pond onsite. The committee only visited areas that were secure and did not inspect the entire property for safety reasons. According to Mr. Fisher, numerous individuals are illegally occupying parts of the property. The homeless issue along with the environmental issues observed during the site visit and elsewhere onsite are known issues that are cited and described in ADC's Environmental Site Assessment of the property.

For discussion purposes, the attendees were given an opportunity to share their stories and concerns with the committee about the property before the walkthrough. While everyone in attendance supported the overall concept of revitalizing the property and turning it into an asset, there were disputes amongst the attendees about how this will be achieved and by whom. Some of the residents were upset that they haven't seen a clear plan and felt that CTAHR's decision to transfer the property to the ADC was rushed and lacked community input. The residents believe that CTAHR should delay any transfer to look at other alternatives besides ADC who they believe doesn't have the best track record when it comes to developing land for agriculture. Because they felt there was a lack of transparency and community input, the residents predict ADC will face stark resistance from the community. However, the majority in attendance voiced their frustration with the delays and expressed that now is an opportune time to address this unresolved issue that has plagued the Sunset Beach community. State Representative Sean Quinlan of House District 47 (Waiialua-Waiiahole) explained that his office made presentations at the North Shore neighborhood board about the potential transfer beginning in 2017 and expressed his willingness to lead and assist in positioning this property to start to contribute to the community, as opposed to it being a danger and liability. He envisions the property could be used for agriculture, education, and community enjoyment, but it was unclear if this is the consensus amongst the community. He also mentioned that DHHL may be interested in developing the property as a subdivision. In the past few years, the residents abutting the derelict State property has seen a sharp increase in burglaries, thefts, assaults, and criminal property damage. According to the residents, the criminals reside on 135-acre property because there is no landowner or lessee present to call the police. These residents support keeping the property in agriculture and would like to see something sooner rather than later. Sgt. Gary Masiglat reported that at CTAHR's request, trespass notices will be issued on March 19 to individuals illegally occupying the property. Apparently, it has taken two years of planning to get this far on taking action.

The committee acknowledges that the property has huge potential and value given its beachfront location and access to electricity and potable water. However, there are many critical issues that need to be addressed prior to the commencement of agriculture activities. Based on the committee's site visit, the following are some of the outstanding issues the need to be addresses before an agriculture operation can break ground: community outreach; master planning; environmental and vegetative clean-up; security/enforcement; and infrastructure repairs. If taken as is where is, it will take a significant amount of capital, to be determined, and staffing to coordinate and complete all aspects.

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