

Upcountry Maui Agricultural Park

Reso to Approve the Acquisition of 262 Acres

Purchase Price – \$5,929,000 (\$22,600 per acre; appraisal completed by the County of Maui)

- Funding Secured:
 - \$5,000,000 from State of Hawaii
 - \$ 929,000 from County of Maui
- Fair Market Value previously at \$6,943,000 (\$26,500 per acre)

Water – Sufficient Water Available

- Anticipated need for 262 acres: 0.86 MGD (million gallons per day)
- 1 MGD committed via Water Agreement with A&B for 262-acre parcel
- \$3,500,000 from State of Hawaii for water system reliability improvements for the existing Kula Ag Park; and to provide new water to the new Upcountry Maui Agricultural Park for a total of at least 2.5 MGD as follows:
 - 1.5 MGD of increased system reliability for existing Kula Ag Park
 - 1 MGD water delivery to 262 acres at Upcountry Maui Agricultural Park

County Ag Park – Demonstrated Need

- Current Kula Ag Park (462 acres) is fully leased out
- Intended primarily for smaller farmers
- Smaller farmers demand exists
- Low lease rents from County (\$100 per acre per month)
- Available water
- Same soil type as existing Kula Ag park
- Remoteness from homes & subdivisions
- Allows for sharing of resources
- Keeps land in “agriculture” in perpetuity

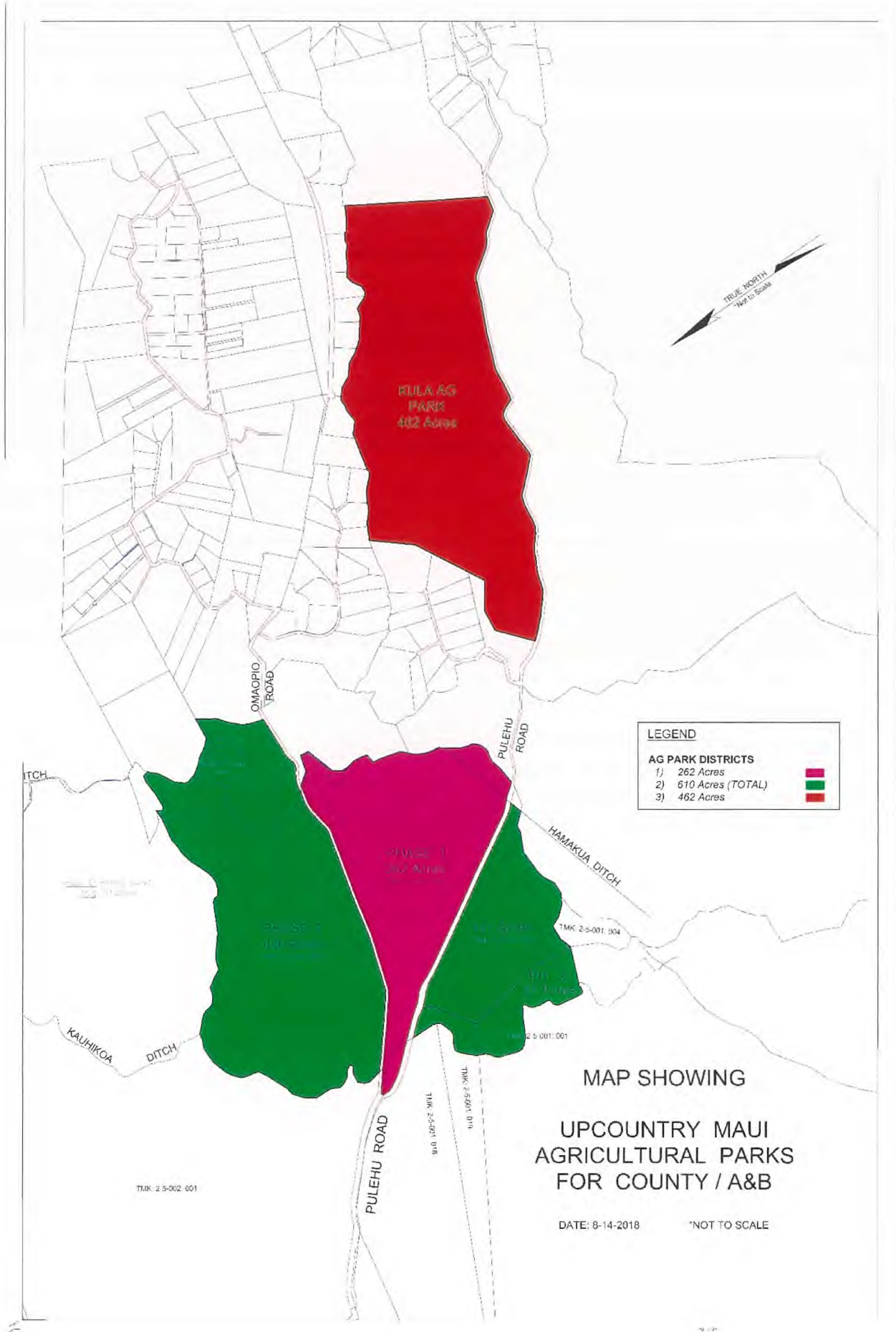
Diverse Opportunities for Agriculture – Includes Organics

- Organic farming (parcel has been fallow since July 2015)
- Conventional farming
- Ornamental flowers & foliage
- Vegetables
- Herbs & spices
- Fruit & fruit trees
- Livestock

Upcountry Maui Agricultural Park Summary

- Current Kula Ag Park – 462 acres (land is fully leased)
- 2 new phases – adding 872 acres
 - **Phase I – 262 acres: subdivided land, water & funding is secured**
 - Phase II – 610 acres: requires subdivision & seeking possible Federal Funds

RECEIVED AT PEA MEETING ON 10/15/18
Economic Development Director



EULA AG PARK
462 Acres

HAWAIIAN AG PARK
262 Acres

MAUI AG PARK
610 Acres

LEGEND	
AG PARK DISTRICTS	
1) 262 Acres	■
2) 610 Acres (TOTAL)	■
3) 462 Acres	■

MAP SHOWING
UPCOUNTRY MAUI
AGRICULTURAL PARKS
FOR COUNTY / A&B

DATE: 8-14-2018 *NOT TO SCALE

ITCH

OMAOPIO ROAD

PULEHU ROAD

HAMAKUA DITCH

KAUHIKOA DITCH

PULEHU ROAD

TMK 2-5-002 001

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TMK 2-5-001 014

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