

Hakoda, Riley K

From: DBEDT LUC
Sent: Thursday, May 27, 2021 7:19 AM
To: higa506@gmail.com
Subject: RE: [EXTERNAL] LUC Slated to Affect Agricultural Property TMK 94056038

Please refer to our webpage link and check Exhibit B for your TMK to confirm if you are on the C&C HNL IAL list.
<https://luc.hawaii.gov/city-county-ial/>
Mahalo!

-----Original Message-----

From: higa506@gmail.com <higa506@gmail.com>
Sent: Wednesday, May 26, 2021 4:09 PM
To: DBEDT LUC <dbedt.luc.web@hawaii.gov>
Subject: [EXTERNAL] LUC Slated to Affect Agricultural Property TMK 94056038

I received a letter from Durrett Lang Morse, LLP saying that our property will be discussed at your recent hearing for those owning agricultural properties. However, the TMK listed is our residential home located in the Seaview subdivision which is below the Waipio Gentry subdivision and across from the Waikele subdivision. I am confused as our lot sits among numerous other homes in the area.

Please help clarify this as this is probably an incorrect TMK that is being referred to.

Thank you.

Shirley Higa

Hakoda, Riley K

From: Brian Maeshiro <action@arhawaii.com>
Sent: Wednesday, May 26, 2021 7:07 PM
To: DBEDT LUC; Rblangiardi@honolulu.gov; 'Andrew Malahoff Andrew Malahoff - Chief Of Staff/ Administrative'; mformby@honolulu.gov
Subject: [EXTERNAL] Opposition to Proposed Important Agricultural Lands (IAL) Designation

SUBJECT: Opposition to Proposed Important Agricultural Lands (IAL) Designation

Dear Chair Scheuer and Members of the Commission,

My name Brian Maeshiro and as a commercial real estate broker for over 30 years of experience, I'm very concerned that the proposed designation will significantly impact the businesses and landowners in the designated areas.

As you know, farming and agriculture businesses are very challenging. The viability of the business are affected by: weather, cost of materials and supplies, competition, retail market/pricing, financing, availability of working capital to operate the business, and government regulations/restrictions.

Any changes in the governmental laws, rules, and regulations can significantly impact the value of the property. Getting financing and working capital are essential for the business to continue operations until it can deliver the products to market and get paid for their products.

The proposed designation and the additional regulations/requirements/restrictions will significantly negatively impact the values of the properties. Banks lend money based on the value of the property, especially, if the farming or agricultural business is subject to so many unknowns factors that could impact their profitability and repayment of the loan.

Therefore, if the property is lower in value, the Banks will lower the amount of the funds that would be available to the business and property owner. If the business or property owner has an existing loan or needs to renew their working capital line, the decline in property value could result in the Bank requiring the borrow to pay down the loan balance and/or reduce the amount of their working capital line or not renewing the working capital line.

If the business/owners do not have excess funds to paydown the loan balance or cannot exist on a lower working capital line, the business may have to close and/or face bankruptcy. Thereby putting the farmers and agricultural businesses (that the designation is designed to assist) out of business and in a bad financial situation.

If the borrower has to sell the property at a significantly lower value because of the changes in governmental regulations/restrictions/laws/rules, this could cause a once viable small business owner into a dire financial situation and possibly unable to recover and restart the farming/agricultural business again. Big business and Big agricultural businesses will buyout the impacted properties at a depressed price – pushing out small farmers and small business.

Please enforce the existing laws before creating new ones that will significantly impact farmers and small business.

Allow property owners to "opt out" of the Important Agricultural Land designation.

Your consideration of my concerns are greatly appreciated

Aloha,

Brian M Maeshiro
PO Box 4525
Kaneohe, HI 96744

Hakoda, Riley K

From: Formby, Michael <mformby@honolulu.gov>
Sent: Thursday, May 27, 2021 6:30 AM
To: 'action@arhawaii.com'; DBEDT LUC; Rblangiardi@honolulu.gov; Malahoff, Andrew
Subject: [EXTERNAL] RE: Opposition to Proposed Important Agricultural Lands (IAL) Designation

Received and reviewed. Will forward to and discuss with Director Uchida in DPP.

Thank you for your email.

Regards,

Mike



Michael D. Formby
Managing Director
City and County of Honolulu
(808)-768-6634

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Brian Maeshiro <action@arhawaii.com>
Sent: Wednesday, May 26, 2021 7:07 PM
To: dbedt.luc.web@hawaii.gov; Rblangiardi@honolulu.gov; Malahoff, Andrew <amalahoff@honolulu.gov>; Formby, Michael <mformby@honolulu.gov>
Subject: Opposition to Proposed Important Agricultural Lands (IAL) Designation

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

SUBJECT: Opposition to Proposed Important Agricultural Lands (IAL) Designation

Dear Chair Scheuer and Members of the Commission,

My name Brian Maeshiro and as a commercial real estate broker for over 30 years of experience, I'm very concerned that the proposed designation will significantly impact the businesses and landowners in the designated areas.

As you know, farming and agriculture businesses are very challenging. The viability of the business are affected by: weather, cost of materials and supplies, competition, retail market/pricing, financing, availability of working capital to operate the business, and government regulations/restrictions.

Any changes in the governmental laws, rules, and regulations can significantly impact the value of the property. Getting financing and working capital are essential for the business to continue operations until it can deliver the products to market and get paid for their products.

The proposed designation and the additional regulations/requirements/restrictions will significantly negatively impact the values of the properties. Banks lend money based on the value of the property, especially, if the farming or agricultural business is subject to so many unknowns factors that could impact their profitability and repayment of the loan.

Therefore, if the property is lower in value, the Banks will lower the amount of the funds that would be available to the business and property owner. If the business or property owner has an existing loan or needs to renew their working capital line, the decline in property value could result in the Bank requiring the borrow to pay down the loan balance and/or reduce the amount of their working capital line or not renewing the working capital line.

If the business/owners do not have excess funds to paydown the loan balance or cannot exist on a lower working capital line, the business may have to close and/or face bankruptcy. Thereby putting the farmers and agricultural businesses (that the designation is designed to assist) out of business and in a bad financial situation.

If the borrower has to sell the property at a significantly lower value because of the changes in governmental regulations/restrictions/laws/rules, this could cause a once viable small business owner into a dire financial situation and possibly unable to recover and restart the farming/agricultural business again. Big business and Big agricultural businesses will buyout the impacted properties at a depressed price – pushing out small farmers and small business.

Please enforce the existing laws before creating new ones that will significantly impact farmers and small business.

Allow property owners to “opt out” of the Important Agricultural Land designation.

Your consideration of my concerns are greatly appreciated

Aloha,

Brian M Maeshiro
PO Box 4525
Kaneohe, HI 96744