

GM 614

From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: gottlieb@hawaii.rr.com
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Monday, April 11, 2016 9:32:43 AM

GM614

Submitted on: 4/11/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Alan Gottlieb	Ponoholo Ranch Limited	Support	No

Comments: I have known Nancy Cabral for a number of years. She is well versed in Land Use issues across Hawaii, and she is a person of utmost integrity.

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From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: aokinaka@hawaiiantel.net
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Friday, April 15, 2016 11:01:57 AM

GM614

Submitted on: 4/15/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Alan Okinaka	Individual	Support	No

Comments: Dear Senators and Business Acquaintances, I endorse the nomination of Ms. Nancy Cabral to the Hawai'i State Land Use Commission. Her involvement with our communities will add value to the discussion and decisions made by the commission.

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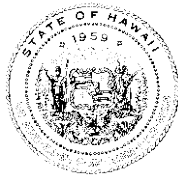
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DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lieutenant Governor

LUIS P. SALAVERIA
Director

MARY ALICE EVANS
Deputy Director



LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai`i

DANIEL E. ORODENKER
Executive Officer

Bert K. Saruwatari
Planner
SCOTT A.K. DERRICKSON AICP
Planner

RILEY K. HAKODA
Chief Clerk/Planner

FRED A. TALON
Drafting Technician

Statement of
Daniel E. Orodenker
Executive Officer
Land Use Commission

Before the
Senate Committee on Water, Land, and Agriculture
April 18, 2016
2:45 PM
State Capitol, Conference Room 224

In consideration of

GM614
SUBMITTING FOR CONSIDERATION AND CONFIRMATION TO THE LAND USE
COMMISSION, GUBERNATORIAL NOMINEE,
NANCY CABRAL,
for a term to expire 06-30-2017

Chair Gabbard, Vice Chair Nishihara, and members of the Committee on Water, Land, and Agriculture:

My name is Daniel Orodenker, and I am the Executive Officer of the Land Use Commission (LUC). I am here to respectfully request that this Committee favorably consider the nomination of Nancy Cabral to serve as as commissioner for a term to expire on June 30, 2017. Ms. Cabral has been nominated to fill the position as the Governor's nominee for the Hawai`i Island seat on the Commission and has been temporarily serving in that capacity since July, 2015.

Ms. Cabral is well known for her dedication and participation to the larger community in Hilo and the island of Hawai`i. She has always been well prepared and focused on the key issues in matters before the Commission. Her business experience lends a practicality to Commission discussions and has led to a balancing of key concerns with economic development. She is a welcome addition to the decision-making process.

For these reasons, we respectfully ask for your favorable consideration of Ms. Cabral's nomination to serve as the Hawai`i Commissioner on the Land Use Commission.

Thank you for the opportunity to testify on this matter.

From: [Rock Riggs](#)
To: [WLA Testimony](#)
Subject: FW: Hawai'i State Land Use Commission - Nominee Nancy Cabral
Date: Sunday, April 17, 2016 11:50:08 AM

From: Gay Porter [mailto:GPorter@bisihi.com]
Sent: Saturday, April 16, 2016 9:27 PM
To: Sen. Mike Gabbard
Subject: Hawai'i State Land Use Commission - Nominee Nancy Cabral

To: Senator Mike Gabbard, Chair
Committee on Water, Land and Ag

Re: Testimony in favor of Nominee Nancy Cabral

My name is Gay Porter and I am Sr. Vice President and a principal of Business Insurance Services, Inc. and oversee our neighbor island branches.

It has been my pleasure to have known Nancy Cabral for almost 30 years—in business, as long time fellow members of the Rotary Club of Hilo and as friends. She is a well known, successful property manager on the Island of Hawaii and has distinguished herself as one of the 25 top fastest growing female owned businesses in the State—based not in the metropolis of Honolulu, but in the neighbor island city of Hilo. She knows how to get things done, to work well with others and the community.

With her extensive background in property management, real estate, her involvement in low income housing, as a small business owner and her exceptional contributions to the community at large, having Nancy continue her hard work on the Hawai'i State Land Use Commission is a MUST! She has already served the remainder of former Judge Sandra Song's term since August 2015 and is committed to continuing to give her very best effort serving the State of Hawai'i. For this to be one of Judge Song's last requests prior to her passing, not only reflects the faith and confidence she had in Nancy's ability to make a meaningful contribution, but mine as well as her many supporters.

Sincerely,

Gay Porter, CPCU, CIC, ARM, AAI

From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: jmarsh@bisihi.com
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Friday, April 15, 2016 6:30:42 PM

GM614

Submitted on: 4/15/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Joseph Marsh	Individual	Support	No

Comments: Aloha, I have worked with Nancy for the past 8 years and I could not think a better, more qualified individual to serve on the Land Use Commission. She is committed to serving and her expertise in the real estate market is priceless and invaluable for this role she is very eager to continue. I support this nomination 100%.

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From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: lgilbert@pobox.com
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Thursday, April 14, 2016 4:27:04 PM

GM614

Submitted on: 4/14/2016

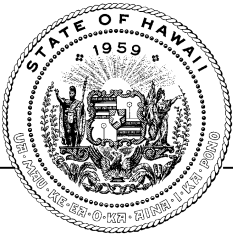
Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Larry Gilbert	Individual	Support	No

Comments: I have known Nancy Cabral in her capacity as a property manager for several years, and can attest to her professionalism, intelligence, diligence, and concern for her community. I strongly support her confirmation as a member of the Land Use Board.

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**OFFICE OF PLANNING
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Statement of
LEO R. ASUNCION
Director, Office of Planning

before the
SENATE COMMITTEE ON WATER, LAND, AND AGRICULTURE

Monday, April 18, 2016
2:45 PM
State Capitol, Conference Room 224
in consideration of

Governor's Message (GM) 614

Chair Gabbard, Vice Chair Nishihara, and Members of the Senate Committee on Water, Land, and Agriculture.

I strongly support Governor David Y. Ige's nomination of Ms. Nancy Cabral to serve as a member of the Land Use Commission.

Over the past year since her appointment as a member of the Land Use Commission, Ms. Cabral has demonstrated a keen interest in land use issues, has been an active participant in Land Use Commission deliberations, and has represented interests of the County of Hawaii to the best of her ability. Ms. Cabral's experience in real estate, and residential, commercial, and property association management will benefit the Land Use Commission in having robust information and discussions in order to have informed decisions on the various dockets that come before the Land Use Commission.

I have no doubt that Ms. Cabral will continue to demonstrate her high level of participating in Land Use Commission matters. I respectfully encourage the Committee to advise and consent to the nomination of Mr. Cabral as a member of the Land Use Commission.

Thank you for the opportunity to provide testimony on GM 614.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

DAVID Y. IGE
GOVERNOR

LUIS P. SALAVERIA
DIRECTOR

MARY ALICE EVANS
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/dbedt

Telephone: (808) 586-2355
Fax: (808) 586-2377

Statement of
Luis P. Salaveria, Director
Department of Business, Economic Development & Tourism

Before the
Senate Committee on Water, Land, and Agriculture
April 18, 2016
2:45 PM
State Capitol, Conference Room 224

In consideration of

**GM614
SUBMITTING FOR CONSIDERATION AND CONFIRMATION TO THE LAND USE
COMMISSION, GUBERNATORIAL NOMINEE,
NANCY CABRAL,
FOR A TERM TO EXPIRE 06-30-2017**

Chair Gabbard, Vice Chair Nishihara, and members of the Committee on Water, Land, and Agriculture:

The Department of Business, Economic Development and Tourism (DBEDT) strongly supports Nancy Cabral as the Governor's nominee for the Hawai'i island seat on the State Land Use Commission (LUC).

Ms. Cabral is well known for her dedication and participation to the larger community in Hilo and the island of Hawai'i. She has run a successful real estate property management company since 1980. During her time on the Commission she has shown a concern for issues that impact the State economy and in dealing with and balancing the complex issues involved with development.

Thank you for the opportunity to testify on this matter.

From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: meyery2k@hotmail.com
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Saturday, April 16, 2016 9:01:25 AM

GM614

Submitted on: 4/16/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Michael Meyer	Individual	Support	No

Comments: I would like to offer my testimony in favor of Nancy Cabral to be confirmed and given membership on the Land Use Committee. Nancy Cabral's business, social, and life experiences bring a perspective that I believe will provide a strong addition to the dynamics of the committee. Thank You ~ Mike Meyer

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From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: brian@hfbf.org
Subject: *Submitted testimony for GM614 on Apr 18, 2016 14:45PM*
Date: Saturday, April 16, 2016 10:48:09 AM

GM614

Submitted on: 4/16/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Randy Cabral	Hawaii Farm Bureau	Support	No

Comments:

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HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

April 15, 2016

Testimony of Rep. Clift Tsuji
Before the Senate Committee on Water, Land, and Agriculture
Monday, April 18, 2016, 2:45 a.m. State Capitol, Room 224
RE: GM614

Aloha Chair Gabbard and Committee Members:

Please accept my support for Ms. Nancy Cabral's nomination to the Land Use Commission. With her extensive work history, I believe Ms. Cabral is someone who will bring significant benefit to this Commission.

I have known Nancy for 15 years. In 1984, Ms. Cabral opened a one-woman office in Hilo called Day-Lum, Inc. and with hard work and dedication, it grew into a major rental and management company known as Day-Lum Rentals & Management, Inc., a full service real estate sales company and the largest property management company on the Big Island. Since 1995, the company operated as a franchise known as Coldwell Banker Day-Lum Properties.

Ms. Cabral has been recognized by *Pacific Business News* as one of the most successful Commercial Leasing Agents and Office Building Managers in the State.

Ms. Cabral is also a member of the Hawaii Island Chamber of Commerce and was awarded the Athena Award for helping women in the community and work place, and has been selected as Realtor of the Year for the Hawaii Island Board of Realtors.

With this appointment to the Land Use Commission, Ms. Cabral will bring a fresh perspective and improve services pertaining to real estate and property management in the State of Hawaii. This individual has distinguished herself in her profession and the business community. The prospect of what she could further accomplish serving on this Commission is a point worthy of consideration. I humbly ask that you give positive consideration to Ms. Cabral's nomination.

Sincerely,

CLIFT TSUJI

Representative Clift Tsuji

District 2: Keaukaha; parts of Hilo, Pahoehoe and Waialeale
State Capitol, Room 402 Honolulu, HI 96813

Phone: 586-8480 Toll-free from Hawaii Island 974-4000, ext. 68480 Fax: 586-8484

Email: reptsuji@capitol.hawaii.gov

Scott A Sherley, REALTOR

808-281-4883 * Ishkabibble@prodigy.net

RE: Submitting for consideration and confirmation to the Land Use Commission, Gubernatorial Nominee, NANCY CABRAL, for a term to expire 06-30-2017.

DATE: Monday, April 18, 2016

TIME: 2:45 p.m.

PLACE: Conference Room 224

State Capitol 415 South Beretania Street

Senator Mike Gabbard, Chair, Senator Clarence K. Nishihara, Vice Chair

Dear Senator Gabbard, Senator Nishihara,

I write to you in regards to the Nomination of Nancy Cabral to serve on the Land Use Commission; I have known Nancy Cabral for 25 years and have known her to be a top professional in all matters of Real Estate.

Nancy devotes much of her time to volunteer organizations and committees in her long career as well as currently serving the term vacated by Sandra Song.

I can personally think of no one better to continue on the Land Use Commission and would highly recommend her reappointment to the Commission.

Sincerely

Scott A Sherley

Scott A Sherley, REALTOR®, Vice Chair; Hawaii Real Estate Commission

From: mailinglist@capitol.hawaii.gov
To: [WLA Testimony](#)
Cc: wwalter@whshipman.com
Subject: Submitted testimony for GM614 on Apr 18, 2016 14:45PM
Date: Friday, April 15, 2016 1:58:56 PM

GM614

Submitted on: 4/15/2016

Testimony for WLA on Apr 18, 2016 14:45PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
William Walter	W. H. Shipman, Limited	Support	No

Comments: Ms,. Nancy Cabral is a very well informed, hard working, passionate member of the Hawaii Island Community. Her career has been spent in Real Estate with a passion for ensuring the good will of the community as a whole and her clients as well. She understands land use thoroughly and knows what can happen if land is not put to its proper use.

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***GM 614 - Hawai'i State Land Use Commission
Questions and Answers from Nancy Cabral***

1. Why do you wish to be a member of the Land Use Commission?

I was initially asked by Senator Lorraine Inouye to represent Hawai'i Island on the Land Use Commission and fill the vacant position of the late Sandra Song. I was temporarily appointed in August 2015. After several orientation and training sessions, I have served on the Commissions for many hearings and voted many times over the past eight months. I have found my service on the commission to be very important for our citizens as well as very time consuming. I want to continue on the Land Use Commission to help make decisions to protect our beautiful lands of Hawai'i while still providing for developmental properties for our citizens to have a place to live and work.

2. How do you perceive the role and responsibilities of a member of the Land Use Commission?

The Land Use Commission members are responsible to the citizens of Hawai'i today and into the future. The decisions, big and small can have a significant effect on all people living in Hawai'i far into the future after our generation is gone. To take land out of agricultural usage and allow for development to rural or urban usage is a major decision. Once usage is changed and the land is covered with houses and streets and stores, it will probably never again be used as dirt with large open areas. We have a really important responsibility to the children of Hawai'i to make the right decision now.

3. Given your understanding of the role and responsibilities of a member of the Land Use Commission, why do you believe that you are qualified for the position?

I believe I am qualified to assist as a member of the Land Use Commission because I am able to review information, attempt to see the pros and cons, the positive and of the negative of each situation and I am willing to make decisions.

Please include a brief statement of your skills, expertise, or knowledge that would aid in your decision-making ability as a member of the Land Use Commission. I have lived on Oahu, Molokai and Hawai'i Island. I have been working in Real Estate as a Property Manager for 35 years. I currently oversee the management of 650 residential rental units, 176 commercial retail, office and industrial properties, 33 condominium and subdivision associations and six Housing & Urban Development funded projects. I have 26 employees that work for my management company and 20 real estate agents in my sales company. I have learned to assess situations and make a decision in order to take care of the properties under my care and to do what is best for my clients that have entrusted me with their investment properties.

4. What do you hope to accomplish during your term of service?

I hope to assist in finding that 'perfect' balance between providing homes, shops, offices, warehouses, roadways, industrial plants, parks and agricultural lands to provide for all the people of Hawai'i.

5. Name three qualities that best describe you and that would make you stand out. How would these qualities benefit the Land Use Commission?

Balance – I try to listen and then balance the information I hear or read to see if there is room for compromise so that all parties can obtain some of their desired goals.

Decision – I will study the information available and I will make the best decision possible for the good of our community, not just the popular decision of the day, but the best decision for now and into the future.

Action – I am strong and willing to take action on what decisions I and the group have made. I am not afraid of what people might think or say. I will support the decision of the group.

6. Name one previous experience that would make you stand out. How would this benefit the Land Use Commission?

I was appointed by the Circuit Court of Hawai'i to serve as the property manager of a large subdivision that was in Court Appointed Receivership. I served under the Circuit Court Judge and a Master Receiver. I had to follow the strict guidelines and within the limitations of the law and the appointment while overseeing the operations of over 8,000 agricultural and residential lots. I had to work with all the various land owners to maintain 120 miles of roadways that serviced the community and I had to collect money from all the owners to maintain roads, pay the administration costs, and oversee their community center. This previous experience will help me make hard decisions for our community.

7. Can you foresee any possible conflicts of interests that could arise during your service on the Land Use Commission? How would you overcome any possible conflicts of interest?

I do not foresee any possible conflicts at this time. However, in the event I were to know the petitioners for consideration or someone providing testimony were to come before the Land Use Commission there could be concern about or the appearance of a conflict of interest. I would contact the LUC staff and legal counsel to consult with them about the situation. I would tell them of my knowledge of or relationship with the party or activity before the Land Use Commission. I would take their advice on the matter and announce the relationship at the hearing and/or remove myself from the discussion and/or voting if so recommended.