

**DAVID Y. IGE**  
Governor

**JOSH GREEN**  
Lt. Governor



**PHYLLIS SHIMABUKURO-GEISER**  
Chairperson, Board of Agriculture

**MORRIS M. ATTA**  
Deputy to the Chairperson

State of Hawaii  
**DEPARTMENT OF AGRICULTURE**  
1428 South King Street  
Honolulu, Hawaii 96814-2512  
Phone: (808) 973-9600 FAX: (808) 973-9613

TESTIMONY OF THE DEPARTMENT OF AGRICULTURE  
BEFORE THE COMMITTEE ON AGRICULTURE AND ENVIRONMENT

FEBRUARY 3, 2020  
1:15 P.M.  
CONFERENCE ROOM 224

SENATE BILL NO. 2710  
RELATING TO AGRICULTURE

Chairperson Gabbard and Members of the Committee:

Thank you for the opportunity to testify on Senate Bill 2710. This measure makes an appropriation to fund 1 full-time equivalent (1.0 FTE) agricultural appraiser position within the Department of Agriculture. The Department strongly supports this measure.

A Real Property Appraiser position was added to the Agricultural Resource Management Division (ARMD) in 2012 Legislative session. Unfortunately, before the required reorganization could be addressed and the position filled, the position was deleted. The ARMD has an annual need of approximately fifty (50) appraisals per year, and the number is expected to grow as additional parcels are transferred into their inventory. Appraisals are required for rental re-openings, lease conversions, new leases, revocable permits, easement valuations, etc. The Department appreciates the recognition that this position is important and necessary for us to effectively address its mission to promote diversified agriculture.

Thank you for the opportunity to testify on this measure.



**SB-2710**

Submitted on: 1/28/2020 8:40:01 AM

Testimony for AEN on 2/3/2020 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Nicole K Galase	Testifying for Hawaii Cattlemen's Council	Support	No

Comments:



**EAST OAHU COUNTY FARM BUREAU**  
**910 CALIFORNIA AVE., WAHIAWA, HI 96786**

January 31, 2020

Senator Mike Gabbard, Chair  
Senator Russell E. Ruderman, Vice Chair  
Senate Committee on Agriculture and Environment  
State Capitol, 415 S. Beretania St.  
Honolulu, Hawai'i 96813

Dear Chair Gabbard, Vice Chair Ruderman, and Members of the Committee,

The East O'ahu County Farm Bureau, which represents approximately 420 farmers and supporters of agriculture from Waimanalo to Kahuku, **strongly supports SB 2710**, "Relating to Agriculture," which would provide funds for the Agriculture Department to hire an agricultural appraiser. In the past, HDOA had an appraiser on staff, but due to budget cuts the position was lost.

HRS Sec. 166-11, regarding leases within agricultural parks, states that the board of agriculture shall "require the appraisal of the parcel to determine the fair market value." For leases of non-agricultural park land, HRS Sec. 166E-11 states that the board shall "require the appraisal of the parcel using standards of national appraiser organizations to determine the rental ..."

With no agricultural appraisers on staff and in the current absence of agricultural appraisers in Hawai'i, HDOA must instead use a commercial appraiser, whose experience is with commercial and residential properties rather than with farms. Commercial and residential properties in Hawai'i are extremely expensive, and their prices bear no relation to the value of land for agricultural production. Therefore, HDOA's appraisals are liable to result in proposed lease rents which are overly burdensome or even prohibitive for a farmer who relies on income from the farm for his or her livelihood. In order to ensure fair lease rents that are appropriate for the intended agricultural use, it is important that HDOA have access to an appraiser who is familiar with agricultural land values.

In addition, Act 151 (2019) sets goals for HDOA to increase local food production, including "developing guidance for decisions regarding land acquisition, irrigation, and agricultural infrastructure." Presumably an appraiser knowledgeable about the value of agricultural land and infrastructure would be a valuable asset to HDOA as the department attempts to achieve this goal.

We therefore respectfully request that your committee approve the appropriation proposed by SB 2710. Thank you for the opportunity to testify on this important matter.

Sincerely,

Frederick M. Mencher  
for Grant Hamachi, President  
East O'ahu County Farm Bureau



# HAWAII CROP IMPROVEMENT ASSOCIATION

## **Board of Directors 2018 - 2020**

## TESTIMONY FROM THE HAWAII CROP IMPROVEMENT ASSOCIATION

President  
Joshua Uyehara

In Support of SB2710  
RELATING TO AGRICULTURE

Vice-President  
Warren Mayberry

Senate Committee on Agriculture and Environment  
Monday, 02-03-20 1:15PM  
Senate conference room 224

Secretary  
Dawn Bicoy

Chair Gabbard, Vice-Chair Ruderman, and members of the committee:

Treasurer  
Laurie Yoshida

The Hawaii Crop Improvement Association (HCIA) is in support of SB2710, which would provide operational funding for an agricultural appraiser within the Hawaii Department of Agriculture (HDOA).

Directors-at-Large  
Alan Takemoto  
Leslie Campaniano  
Michelle Starke  
Joshua Uyehara  
Warren Mayberry

Currently, there are no certified agricultural appraisers in Hawaii. When appraisals of land values for leased agricultural lands are needed, HDOA uses an outside appraiser. Many commercial appraisers lack knowledge of, or access to, agricultural rents and valuations in Hawaii, which can result in appraisals valued at far higher than typical rents on private agricultural lands.

President Emeritus  
Alan Takemoto

Care must be taken to select appraisers who can recommend rents that are appropriate to the proposed agricultural activity. For this reason, we support funding a qualified agricultural appraiser within the HDOA who has statewide agricultural knowledge and access to current agricultural comparable.

Please vote in support of SB2710. Mahalo for your time and consideration.

Respectfully,

Emmanuel Zibakalam, Program Director  
Hawaii Crop Improvement Association

*The Hawaii Crop Improvement Association is a Hawaii-based non-profit organization that promotes modern agriculture to help farmers and communities succeed. Through education, collaboration, and advocacy, we work to ensure a safe and sustainable food supply, support responsible farming practices, and build a healthy economy.*



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February 3, 2020

HEARING BEFORE THE  
SENATE COMMITTEE ON AGRICULTURE AND ENVIRONMENT

**TESTIMONY ON SB 2710**  
RELATING TO AGRICULTURE

Room 224  
1:15 PM

Aloha Chair Gabbard, Vice Chair Ruderman, and Members of the Committee:

I am Brian Miyamoto, Executive Director of the Hawaii Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide, and serves as Hawaii's voice of agriculture to protect, advocate and advance the social, economic and educational interests of our diverse agricultural community.

**The Hawaii Farm Bureau supports SB 2710**, which makes an appropriation to fund 1 full-time equivalent (1.0 FTE) agricultural appraiser position within the Department of Agriculture.

An agricultural appraiser within the HDOA will assist in determining fair rent terms for leased agricultural lands, HDOA currently seeks appraisals of land value using outside appraisers. There are no certified agricultural appraisers in Hawaii, and many commercial appraisers in Hawaii lack knowledge of, or access to, agricultural rents in Hawaii. This can result in appraisals far higher than typical rents on private agricultural lands. Care must be taken to select appraisers who can recommend rents appropriate to the proposed agricultural activity. The best way to accomplish this is to house a qualified staff appraiser within HDOA that posses statewide agricultural knowledge and access to current agricultural comparables.

We suggest the following amendments:

The nationally recognized terminology for a certified agricultural appraiser is Accredited Rural Appraiser (ARA), referred to informally as farm appraiser or agricultural appraiser.

Page 1, SECTION 1, line 2 – [certified agricultural] accredited rural appraisers, also known as farm or agricultural appraisers, in Hawaii.

Page 1, SECTION 1, line 5, replace last word – [private] state

Page 1, SECTION 1, line 8, add before last word – rural or agricultural

Page 1, SECTION 2, line 13, add before last word – rural or agricultural

Thank you for this opportunity to testify on this important subject.



February 2, 2020

Senator Mike Gabbard, Chair  
Senator Russell E. Ruderman, Vice Chair  
Senate Committee on Agriculture and Environment  
State Capitol, 415 S. Beretania St.  
Honolulu, HI 96813

Re: SB2710 Relating to Agriculture

Dear Chair Gabbard, Vice Chair Ruderman, and Committee Members

The Hawaii Aquaculture & Aquaponics Association (HAAA), with statewide membership, **strongly supports the intent of SB2710** which would restore an agricultural appraiser position under the Hawaii Department of Agriculture.

HDOA's former agricultural appraiser position was lost during the department's downsizing following the nation's 2008/2009 financial crisis and needs to be restored to enable the department of appropriately determine fair agricultural rents on HDOA leases and for the agricultural lands to be transferred from the Department of Land and Natural Resources. Agricultural rents are based on land quality, usable acreage, and agricultural comparables which are not in the public domain and are unfamiliar to commercial and residential appraisers.

We recommend the following amendments to this measure:

Page 1, SECTION 1, line 2 – [certified agricultural] accredited rural appraisers, also known as farm or agricultural appraisers, in Hawaii.

Page 1, SECTION 1, line 5, replace last word – [private] state

Page 1 SECTION 1, line 8, add before last word – rural or agricultural

Page 1, SECTION 2, line 13, add before last word – rural or agricultural

The HAAA respectfully requests your support of this important measure to help expand opportunities for farmers to obtain important investment capital and partnerships for their operations, and to allow farmers to construct and operate such agriculture-related infrastructure on HDOA-leased lands. Thank you for the opportunity to testify in strong support of SB2710.

Sincerely,

Ronald P. Weidenbach  
HAAA President

**SB-2710**

Submitted on: 2/2/2020 4:20:51 PM

Testimony for AEN on 2/3/2020 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
J Ashman	Individual	Support	No

Comments:



## **gabbard2 - Sydney**

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**From:** Kim Kawahara <kawaharakoo3@hawaii.rr.com>  
**Sent:** Saturday, February 1, 2020 8:48 PM  
**To:** AEN Testimony  
**Subject:** I support SB2710

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Chairman Gabbard,

Aloha Chair Gabbard, Vice-Chair Ruderman, and members of the committee,

I support SB2710, which makes an appropriation to fund 1 full-time equivalent (1.0 FTE) agricultural appraiser position within the Department of Agriculture.

This measure will assist in determining rent for leased agricultural lands, HDOA currently seeks appraisals of land value using outside appraisers. There are no certified agricultural appraisers in Hawaii, and many commercial appraisers in Hawaii lack knowledge of, or access to, agricultural rents in Hawaii. This can result in appraisals far higher than typical rents on private agricultural lands. Care must be taken to select appraisers who can recommend rents appropriate to the proposed agricultural activity. The best way to accomplish this may be to hire a qualified staff appraiser with statewide agricultural knowledge and access to current agricultural comparable.

Thank you for the opportunity to submit testimony.

Mahalo!

Sincerely,

Kim Kawahara  
VP  
Kawahara Gardening Specialists , inc  
47-206 AHAOLELO RD  
KANEEOHE, HI 96744  
kawaharakoo3@hawaii.rr.com

**Multiple Testifier list for SB 2710**

Kim Kawahara  
Luana Beck  
Domingo Loero  
Jennifer Tamashiro  
Stephanie Iona  
Corey Barth  
Richard Ogoshi  
Sandi Kato-Klutke  
Ken Hirata  
Randy Cabral  
Glenn Toyama  
Brian Watanabe  
Marlene Jarvis  
Susan Cabral  
James Tavares  
Alan Gottlieb  
James Gomes  
Thema Black (LATE)