



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

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Statement of
MARY ALICE EVANS, Director

before the
SENATE COMMITTEE ON WATER AND LAND
Monday, February 3, 2025, 1:06 PM
State Capitol, Conference Room 229 & Videoconference

in consideration of
SB 1296
RELATING TO DISASTER RECOVERY.

Chair Inouye, Vice Chair Elefante, and Members of the Senate Committee on Water and Land:

The Office of Planning and Sustainable Development (OPSD) respectfully offers **comments** on SB 1296 as follows:

SB 1296 aims to expedite the reconstruction process for lawfully established structures destroyed by the 2023 Lahaina Wildfire. SB 830 and its companion HB 1181 appear to share the same intent, and best support the legislature's desired outcome in an effective manner utilizing existing processes.

As noted in our written testimony for SB 830 and its companion HB 1181, OPSD, the lead agency of the Hawai'i Coastal Zone Management Program, recommends the following amendment to the proposed language in those bills related to SMA Permitting:

SECTION 1. Section 205A-22, Hawai'i Revised Statutes, is amended by adding a new definition to be appropriately inserted as subsection (2)(W) and to read as follows:

"Development":

(2) Does not include the following:

(W) Reconstruction of any lawfully established structure that was damaged or destroyed in a disaster proclaimed by the governor or a mayor to constitute a state of emergency or local state of emergency under chapter 127A; provided that the structure is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline erosion, and the reconstructed structure shall be similar to its original footprint or overall dimensions that were existing or permitted, and in compliance with the requirements of the National Flood Insurance Program.

SB 1296 RELATING TO DISASTER RECOVERY – COMMENT
State Office of Planning and Sustainable Development
February 3, 2025

SB 1296 also aims to streamline Special Management Area (SMA) Permitting by proposing to raise the valuation threshold between the SMA Minor Permit and SMA Use Permit. OPSD recommends the following amendments to the proposed language of SB 1296 relating to § 205A-22:

“Special management area minor permit” means development of a single-family residence that is less than 3,500 square feet of floor area and is not part of a larger development, or an action by the authority authorizing development the valuation of which is not in excess of [~~\$500,000 and which~~] \$750,000 with inflation adjustment every five years starting from the date of approval of this Act from the lead agency in accordance with the Consumer Price Index for All Urban Consumers published by the Bureau of the Labor Statistics of the United States Department of Labor and that has no substantial adverse environmental or ecological effect, taking into account potential cumulative effects.

“Special management area use permit” means an action by the authority authorizing development the valuation of which exceeds [~~\$500,000 or which~~] \$750,000 with inflation adjustment every five years starting from the date of approval of this Act from the lead agency in accordance with the Consumer Price Index for All Urban Consumers published by the Bureau of the Labor Statistics of the United States Department of Labor or that may have a substantial adverse environmental or ecological effect, taking into account potential cumulative effects.

Thank you for the opportunity to testify on this measure.

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

TO: Senator Lorraine R. Inouye, Chair
Senator Brandon J.C. Elefante, Vice Chair
Committee on Water & Land

FROM: Richard T. Bissen, Jr., Mayor
Kate L. K. Blystone, Planning Director

DATE: February 1, 2024

SUBJECT: **SUPPORT OF SB1296, RELATING TO DISASTER RECOVERY**

Thank you for the opportunity to testify in **SUPPORT** of this important measure. The bill exempts certain reconstructions of all or a portion of a structure in the Lahaina National Historic Landmark District that was destroyed by wildfire on 8/8/2023, from the requirements of a special management area (SMA) minor permit or a special management area use permit. Increases the valuation threshold of development subject to a special management area minor permit or a special management area use permit from \$500,000 to \$750,000 when it is located within an area subject to a federal disaster proclamation as of 8/8/2023

We **SUPPORT** this measure for the following reasons:

1. This new narrowly defined exemption class will allow non-shoreline structures destroyed in the devastating August 2023 Lahaina wildfires to be expedited.
2. Increasing the SMA Minor permit valuation threshold to \$750,000 for areas subject to a federal disaster is appropriate given to high construction costs witnessed after the August Lahaina wildfire. This steep cost increase can be assumed for future disaster events.
3. Ensuring reasonable cost considerations to still trigger the SMA Major permit process is necessary to effectuate the purpose of the Coastal Zone Management Act.

Mahalo for your consideration.

Senate Committee on Water and Land
Chair Inouye
Vice Chair Elefante

DATE: February 3rd, 2025
TIME: 1:06pm
PLACE: Conference Room 229
State Capitol
415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF SB1296
Testimony of Jeffrey Ueoka

Chair Inouye, Vice Chair Elefante, and members of the Committee,

Thank you for the opportunity to provide testimony in support of SB1296. I am a land use attorney on Maui assisting Front Street Recovery (a coalition of business owners dedicated to rebuilding and revitalizing Front Street). SB1296 will support the expedient and efficient rebuilding of Front Street. The proposal is measured in that it is limited to the Lahaina National Historic Landmark District, and it only allows for reconstruction of what was there before the fire, which will not result in an increased impact to the special management area. While there will be many more challenges and hurdles to overcome while rebuilding, SB1296 provides some desperately needed relief from a very complicated regulatory process.

I humbly ask that you support Front Street Recovery's efforts to rebuild and pass this bill.

Thank you for the opportunity to provide testimony on this bill.

Jeffrey Ueoka
2145 Wells Street, Suite 406, Wailuku, Hawaii 96793
(808) 481-4210
jeff@wslmaui.com

February 3rd, 2025
Conference Room 229
State Capitol
415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF **SB1296**

Aloha Chair Inouye, Vice Chair Elefante, and Committee Members,

Mahalo for the opportunity to testify in **strong support** of SB1296. I submit this testimony on behalf of the Lahaina Town Action Committee and the Front Street Recovery Organization.

This bill is critical to helping our community rebuild from the Lahaina Wildfires. Property owners within the SMA face not only devastating loss but also an overwhelming, complex rebuild process that threatens their ability to restore their homes, businesses, and livelihoods; all essential to Lahaina's recovery.

SB1296 does not propose new developments but simply allows property owners to rebuild what previously existed within the same permitted footprint. By doing so, it will also help ensure that these businesses can once again contribute to our local economy, benefiting both the county and state. Without this relief, many property owners may be forced to sell and leave Maui, worsening the already alarming outmigration of our community.

Nearly a year and a half has passed, yet progress remains slow, with little beyond debris removal. With a sunset date of August 8, 2028, this bill provides a clear and necessary pathway for rebuilding before it is too late.

I respectfully ask for your support for SB1296.

Mahalo for your time and consideration,

Haloa Dudoit

Karey Kapoi LLC

SB-1296

Submitted on: 2/1/2025 8:51:26 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Alison Pearce	Testifying for Square Feet Management LLC, Kean Family LLC, Lahaina Ratoon LLC	Support	Written Testimony Only

Comments:

Senate Committee- Water and Land**Chair Inouye (Insert name of committee chair)****Vice Chair Elefante (Insert name of committee vice-chair)****DATE: February 3rd, 2025****TIME: 1:06pm****PLACE: Conference Room 229****State Capitol****415 South Beretania Street****TESTIMONY IN STRONG SUPPORT OF SB1296****Testimony of SB1296**

Aloha e Chair Inouye, Vice Chair Elefante, and members of the committee. Thank you for the opportunity to provide testimony in strong support of SB1296

My name is Alison Pearce, I am a partner in 3 properties: 632 Front Street, 641 Luakini St. 161 Lahainaluna Rd, what they were, and what condition they are in now. These businesses and properties created jobs, stability, and income to my family. We had these properties for several years. Where we once had income to support us, we now only have loans to drain our savings.

I am in strong support of this bill because the longer it takes to rebuild, the harder it will be for our family to hold onto them, stay on Maui and support our keiki. We are 3 generations of Kama'aina. We want to continue to help the Lahaina community. We

have hope that we will be able to rebuild the place we love so much, it gets us moving in the right direction to some sense of normalcy through all of this chaos we have endured.

I humbly ask for your support for our community and pass this bill.

Thank you for the opportunity to provide testimony.

Alison Pearce



Andy Huang, Chairman – L&L Hawaiian Barbecue Ave Kwok, Past Chair – Jade Dynasty Seafood Restaurant
Mike Palmer, Incoming Chair – Ho'okipa Partners Tambara Garrick, Treasurer – Hawaii Farm Project
Victor Lim, Government Relations Lead – McDonald's | Mail: 2909 Wai'ala'e Avenue #22, Honolulu, HI 96826

Sheryl Matsuoka, President & CEO Ginny Wright, Operations Associate Holly Kessler, Vice President of Operations

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To: Sen. Lorraine R. Inouye, Chair
 Sen. Brandon J.C. Elefante, Vice Chair
 Committee on Water and Land

From: Victor Lim, Legislative Lead

Subj: SB 1296 Relating to Disaster Recovery

Date: February 1, 2025

The Hawaii Restaurant Association representing 4,000 Eating and Drinking Place Locations here strongly supports SB 1296 that exempts certain reconstruction of all or a portion of a structure in the Lahaina Historic Landmark District that was destroyed by the wildfire on August 8, 2023. We had many restaurants in Lahaina that were destroyed in the fire.

We believe that if the area is not rebuilt in a reasonable timeline in an expeditious manner, Lahaina will languish in zero progress for years and years and a Vibrant Lahaina Economy that we all know before the fire will not be realized in this decade. We also support increasing the threshold of development subject to a special management area minor permit from \$500,000 to \$750,000 when it is located within the Lahaina National Historic Landmark District.

Thank you for allowing us to share our views on this important bill that will help the process to rebuild Lahaina.

SB-1296

Submitted on: 2/1/2025 11:11:30 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Dora Atwater Millikin	Testifying for Lahaina Restoration Foundation	Support	Written Testimony Only

Comments:

Dear Senators,

Mahalo for introducing this sensible bill to help us rebuild a better Lahaina. The move to increase the SMA valuation threshold to \$750,000 is such a wonderful first step for all of us fire survivors. Sadly though, with construction costs near \$1,000 per square foot, the current proposal will only allow us to build a 750 square foot house before falling under the SMA compliance. Not a 1,500 square foot house like most of my neighbors in Shark Pit had. We all just want to have what the fire took away, no more. Please help us.



LAHAINA TOWN ACTION COMMITTEE

To: Sen. Lorraine R. Inouye, Chair
Sen. Brandon J.C. Elefante, Vice Chair
Committee on Water and Land
From: Sne Patel, President
LahainaTown Action Committee
Subject: SB 1296 – Relating to Disaster Recovery
Date: 2/1/2025

The LahainaTown Action Committee, representing businesses, residents, and stakeholders dedicated to the revitalization of Lahaina, strongly supports SB 1296. This bill is essential in expediting the rebuilding process by exempting certain reconstruction projects within the Lahaina National Historic Landmark District from requiring a special management area (SMA) permit. It also increases the valuation threshold for SMA minor permits from \$500,000 to \$750,000, acknowledging the steep rise in construction costs.

The Maui wildfires devastated Lahaina, displacing families, shuttering businesses, and halting our local economy. Without streamlining the permitting process, rebuilding efforts will face unnecessary delays, leaving our community in limbo. While this bill is a step forward, we urge lawmakers to increase the SMA minor permit threshold to \$1 million rather than \$750,000. With construction costs exceeding \$1,000 per square foot, compounded by inflation, labor shortages, and increased tariffs on steel and lumber, a higher threshold is critical to prevent further permitting roadblocks.

This bill will:

- Allow for faster reconstruction by reducing bureaucratic delays.
- Align permit thresholds with today's construction costs.
- Support businesses and residents in restoring Lahaina's economy.

Without these changes, Lahaina's recovery will be slow, making it harder for families and businesses to return. Raising the SMA permit threshold to \$1 million ensures a proactive, long-term approach to disaster recovery.

Thank you for the opportunity to submit testimony in support of this bill, with a recommendation to further increase the valuation threshold.

Warmest Aloha,
Sne Patel President, LahainaTown Action Committee

Senate Committee- Water and Land

Chair Inouye

Vice Chair Elefante

DATE: February 3rd, 2025

TIME: 1:06pm

PLACE: Conference Room 229

TESTIMONY IN STRONG SUPPORT OF SB1296

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee.

Maui Hotel and Lodging Association is in **strong support of SB1296** because it will allow family businesses to rebuild and serve their Lahaina community, it gives them hope that they will be able to return to the place they love so much, and it gets them moving in the right direction to some sense of normalcy through all of the chaos they have endured. It is an important step towards the economic recovery of beloved Lahaina town.

We humbly ask for your support for our community and pass this bill.

Thank you for the opportunity to provide testimony.

John Pele

Executive Director- Maui Hotel and Lodging Association

808-658-5114

john.pele@mauihla.org

SB-1296

Submitted on: 2/2/2025 4:22:26 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Andrew S. Chang	Testifying for Makai Sunset Inn	Support	Written Testimony Only

Comments:

WE like to fully support The Bill SB1296, please consider this for rebuilding Lahaina, Thank
You

To: Sen. Lorraine R. Inouye, Chair
Sen. Brandon J.C. Elefante, Vice Chair
Committee on Water and Land

From: Kent and Lori Untermann, 2019 Inaugural SBA Hall of Fame Inductees.

Subj: SB 1296 Relating to Disaster Recovery

Date: February 1, 2025

The Art Source Inc., with 170 employees working for DBA's CocoNene, Pictures Plus, California Closets, Plus Interiors and Closet System Supply, with average hourly wages of \$34.25 (how we measure our success), support SB 1296, which allows for a path of less resistance to overcome the devastation of the August 8, 2023 wildfire.

The Front Street Lahaina corridor had 100's of local small businesses, artisans, property owners and workers who made a "good living" from income derived from our tourist trade. What we want to demonstrate using our actual economic value by our small company is the criticality for the local economy and specifically those who live in Lahaina, who worked and fed their families with the economic vitality that existed in Lahaina. Unlike Waikiki for example the "money collected in Lahaina stayed in HI, more than any other location in HI".

We operated as a business lessee and we owned 50% of the building at 736 Front Street. Here are the economic losses just for our ONE property and business:

- \$480,000 payroll for our 9 employees for CocoNene. Five lost their homes.
- \$3,000,000 sales revenue that created over \$135K in GET for the state.
- \$240,000 in OH for our Finance, IT, Marketing and HR departments (employees on Oahu).
- \$660,000 in manufacturing wages for the products we made on Oahu and sold on Front Street in our ONE location.
- The building generated \$480,000 in rent creating an additional \$20k in GET, plus \$240k of rental income for local families.
- Over \$60k of RPT to the county of Maui.

In Total

- **\$1,620,000** lost income for local families in Maui and Oahu.
- **\$155,000** lost GET for the State
- **\$60k** lost revenue for Maui County (not counting .5% GET).

As a small business owner it is incredibly hard to do business in Hawaii. We are hopeful by sharing the impact on just ONE of our businesses it will highlight the criticality and NEED to support SB 1296. There are 100's more just like us.

We are already late and time is our enemy. The Governor of CA had this addressed on the second day of the LA fires with his emergency proclamation. Please support this bill and anything else in the future that will help our local community and small businesses have a chance to survive and eventually prosper. The local and state government has done a good job trying to protect the housing situation, but it won't matter for Lahaina if there are not quality jobs for all.

TESTIMONY OF TRILOGY EXCURSIONS IN STRONG SUPPORT OF SB1296.

Dear Chair Inouye, Vice Chair Elefante, and Members of the Committee on Water and Land:

My name is Denver Coon, and I am submitting testimony in strong support of SB1296 on behalf of myself and my family's business, Trilogy Excursions, which has operated in Lahaina for 52 years. Our family has deep roots in this community, and like many others, we are eager to see Lahaina rebuilt so that residents, businesses, and cultural institutions can return to this special place.

Since the devastating fires, the people of Lahaina have faced countless hurdles to rebuilding. While ensuring responsible reconstruction is important, the current regulatory process is adding unnecessary delays, prolonging uncertainty for thousands of displaced residents. SB1296 removes barriers in the Special Area Management (SMA) review process, streamlining efforts for those who simply want to rebuild what was lost.

The sooner homes and businesses are rebuilt, the sooner residents can return, and local workers can regain employment in Lahaina. Many businesses, including our own, have relied on Lahaina's historic harbor and town to serve both residents and visitors. Without swift action, business closures and job losses will continue to mount, further harming our community.

SB1296 is not about new development—it's about restoring what was already there before the fires. The properties affected by this bill are simply seeking to rebuild what was lost, not bypass environmental protections or introduce unchecked development. Exempting certain properties from Special Area Management restrictions will allow property owners to move forward without unnecessary bureaucratic delays while still complying with standard building and environmental regulations.

For Lahaina to heal, its residents and businesses must be allowed to return as quickly as possible. SB1296 provides a practical solution that accelerates recovery while maintaining appropriate safeguards. I urge the committee to pass this bill and help bring Lahaina back to life.

Sincerely,

Denver Coon

Trilogy Excursions – Family Business in Lahaina for 52 Years

SB-1296

Submitted on: 2/2/2025 12:02:28 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Riley E. Coon	Testifying for Trilogy Excursions, AND Lahaina Restoration Foundation	Support	Written Testimony Only

Comments:

Mr. Riley Coon
207 Kupuohi St. Lahaina, HI. 967617
(808) 283-5931
riley.coon@sailtrilogy.com

Senate Committee on Water and Land

Chair Inouye

Vice Chair Elefante

DATE: February 3rd, 2025**TIME:** 1:06 PM**PLACE:** Conference Room 229

State Capitol

415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF SB1296

Aloha e Chair Inouye, Vice Chair Elefante, and members of the committee,

Mahalo for the opportunity to provide testimony in **strong support** of SB1296.

My name is Riley Coon, and I am a 3rd generation family small business owner and operator located in Lahaina. Trilogy Excursions was founded in 1973 by my grandparents, and I've spent nearly all of my life working within the business. We try to be stewards of our ocean resources and take our commitment to the community very seriously. We work hard to be a good employer and always do right by our people, and before the devastating fires, our business was an integral part of the Lahaina community. We provided jobs to nearly 150 Maui residents. These jobs are in jeopardy today as the loss of Lahaina harbor and the very slow rebuilding/reopening process is only adding more hurt and hardship to our team.

The thought of not having a thriving Front Street again is nearly impossible for me to imagine. I spent my young years with the freedom to experience and explore our amazing Lahaina town and front street. This street encompasses all eras of Hawai‘i’s history from pre-contact Hawaiian (Moku‘ula) to modern day (Outlet Malls). The fabric of Lahaina (and hawaii) is our melting pot of cultures. Historic buildings along front street such as a Baldwin Home, Pioneer Inn, Wo-Hing, and so many of the shops and restaurants serve as a cornerstone to the Story and the History of Lahaina. We need to support every possible opportunity to help these iconic places and business rebuild, before it is too late!

I now Serve as a Director on the Lahaina Restoration Foundation, and our mission is to rebuild these historic properties so we can “Keep Lahaina, Lahaina!” Please do what you know is right in your hearts – allow businesses and buildings to rebuild. Without having to submit to the lengthy and arduous SMA process. Maui local businesses are bleeding out. Putting more hoops for them to jump through will surely mean the demise for many, and then we will ultimately cause the very thing all residents are most concerned of – a massive sell off from local business that will only benefit mainland and other large businesses or wealthy non-resident individuals who will unfairly be the ones to benefit from this whole sad situation. This will surely happen if we keep delaying. We will bring our own demise to Maui’s locally-owned businesses and families.

I support this bill because it provides a path for my family business and many others to **rebuild and serve our Lahaina community once again**. It gives us hope that we will be able to return to the place we love so much and begin restoring our ‘ohana’s livelihoods and hope for the future. This bill is **a crucial step** in moving towards some sense of normalcy after all we have endured – a necessary step in the right direction.

Why SB1296 is Important

- This bill allows businesses to **rebuild under current regulations**, ensuring we can move forward without unnecessary delays.
- It states that reconstruction shall **not exceed the prior existing structure** as of August 8, 2023—this means we only seek to rebuild what was lost.
- It provides a **five-year window** from August 8, 2023, to complete rebuilding—time that is desperately needed given the challenges we face.
- Front Street was a key economic and cultural hub, not just for Lahaina, but for the entire state. Rebuilding ensures continued contributions to Hawai‘i’s economy, funding roads, schools, and essential public services.

I humbly ask for your support of **SB1296** to help our community rebuild. Mahalo for your time and consideration.

Respectfully,
Riley E. Coon
Trilogy Excursions
207 Kupuohi St. Lahaina HI. 96761
(808) 283-5931



ABC Stores
766 Pohukaina Street
Honolulu, Hawaii 96813-5391
www.abcstores.com

Telephone: (808) 591-2550
Fax: (808) 591-2039
E-mail: mail@abcstores.com

February 2, 2025

Chair Lorraine R. Inouye
Vice Chair Brandon J.C. Elefante
Senate Committee – Water and Land
Conference Room 229
State Capitol
415 South Beretania Street

Re: Testimony In Strong Support of SB1296

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee.

Than you for the opportunity to provide testimony in strong support of SB1296.

I am John Mark Mageo, Employee Relations and Government Affairs Manager of ABC Stores. I am writing on behalf of our company, which employs over 1,900 residents throughout Oahu, Maui, Kona, Kaua'i, Guam, Saipan, and Las Vegas. Three of our Maui stores were one of the 600 local businesses that closed since the tragic wildfires. Until today, our stores is yet to reopen.

We would like to highlight the importance of local businesses, such as ABC Stores, in the recovery and rebuilding efforts. ABC Stores provides not just jobs but opportunities for career growth and personal development. The company fosters a sense of value and culture that supports individuals in learning and growing, enabling them to contribute meaningfully to the community.

We are in strong support of this bill because it will allow our company to rebuild and serve our Lahaina community.

I humbly ask for your support for our community and pass this bill.

Thank you for the opportunity to provide testimony.

Sincerely,
John Mark Mageo

A handwritten signature in black ink, appearing to read "J. Mageo", is placed over a grey rectangular background.

ABC Stores
Employee Relations and Government Affairs Manager
(808) 597-3312
jmageo@abcstores.com



Senate Committee- Water and Land
Chair Inouye
Vice Chair Elefante

DATE: February 3rd, 2025

TIME: 1:06pm
PLACE: Conference Room 229
State Capitol
415 South Beretania Street

RE: TESTIMONY IN STRONG SUPPORT OF **SB1296**

Aloha e Chair Inouye, Vice Chair Elefante, and members of the committee.
Thank you for the opportunity to provide testimony in strong support of SB1296

I am the Executive Director of Lahaina Restoration Foundation (LRF), a 501c3 nonprofit which has been restoring and maintaining Lahaina's historic buildings for 61 years.

Of the 8 buildings we either own or manage, 3 wood buildings are completely gone (Plantation House, Kindergarten Building, Old Lahaina Prison) and the other 5 stone buildings are heavily damaged with only the walls standing (Seamen's Hospital, Baldwin Home, Master's Reading Room, Old Lahaina Courthouse, Hale Aloha). Prior to the fire, we had 20 employees, operated 4 museums, conducted keiki school break camps and coordinated a full calendar of free public programs.

I am in strong support of this bill because it will allow us to begin the rebuilding process sooner. We plan on rebuilding these 8 historic buildings exactly how they were prior to the fire with fire resistant materials as allowed. Once the buildings are rebuilt, we can restart our educational, public programing and rehire our employees.

I humbly ask for your support for our community and I urge you to pass this bill.

Thank you for the opportunity to provide testimony.

Theo Morrison
Executive Director
Lahaina Restoration Foundation
P.O. Box 294
Puunene, Hawaii 96784
808-661-3262
theo@lahainarestoration.org



**HISTORIC
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FOUNDATION**

LATE

680 Iwilei Road Suite 690, Honolulu HI 96817 • (808) 523-2900 • preservation@historichawaii.org • www.historichawaii.org

TO: Senator Lorraine R. Inouye, Chair
Senator Brandon J.C. Elefante, Vice Chair
Committee on Water and Land (WTL)

FROM: Kiersten Faulkner, Executive Director
Historic Hawai'i Foundation

Committee: Monday, February 3, 2025
1:06 p.m.
Via Video Conference and Conference Room 229

RE: **SB 1296, Relating to Disaster Recovery**

On behalf of Historic Hawai'i Foundation (HHF), I am writing in **support for SB 1296**. The bill exempts certain reconstructions of all or a portion of a structure in the Lahaina National Historic Landmark (NHL) District that was destroyed by the August 2023 wildfires from the requirements of a special management area (SMA) permit.

The town of Lahaina was decimated by wildfires that raged across Maui in August 2023. Over 2,170 acres burned, damaging or destroying over 2,200 structures, displacing 4,500 people and causing more than 100 fatalities. The impact to Hawaii's historic fabric is devastating. Lahaina includes several distinct and overlapping historic districts—the National Historic Landmark District and two County of Maui historic districts—as well as several individual buildings, sites and structures that are recognized independently of the district designation.

Lahaina was designated an NHL District on December 29, 1962, as a place having exceptional value and of national significance in commemorating and illustrating history. In 1974, the National Park Service (NPS) accepted additional documentation for the Lahaina NHL that delineated an official boundary, established a period of significance, and referenced additional resources associated with the NHL District and setting.

In assessing the impact of the fires to the historic district, NPS issued a report to the Advisory Council on Historic Preservation (October 28, 2024), finding that:

“The Lahaina NHL District appears to retain a high degree of integrity, particularly the aspects of location, setting, feeling, and association. While the destructive impacts of the fire on the built environment resulted in diminished integrity of materials, design, and workmanship of many contributing buildings, other resources such as subsurface archaeological sites and sites associated

with important events and individuals from pre-unification Hawai'i through the monarchy period were not significantly impacted by the wildfire and continue to convey their historic and cultural significance.

“Some stone and coral walls of historic buildings were damaged but did not collapse and remain standing. The ocean portion of the NHL District essentially was not impacted except perhaps in the very near shore where pilings and vessels burned, or debris fell. The visual relationships between contributing resources also remain largely intact, adding to a high degree of overall integrity for the district.”¹

The NPS report also found that, “This survey of historic properties within and near the Lahaina NHL District demonstrates that there are numerous historic resources, including buildings, structures, objects, and sites, that are within the period of significance and associated with one or more of the themes of NHL.”²

Recovery actions in Lahaina must integrate historic preservation and reconstruction, restoration and rehabilitation of historic buildings and cultural resources. This centerpiece of recovery planning is acknowledged in the County of Maui Long-Term Recovery Plan, with recommendations for historic properties, including preservation and reconstruction of historic buildings, restoration of culturally-significant sites, and efforts to update documentation of the history and contributing features of the district.³

The bill would facilitate recovery efforts in Lahaina by exempting reconstruction projects from the requirements of a special management area minor permit or a special management area use permit. This exemption would allow planning, architectural design, engineering and construction to proceed with greater certainty, lower costs and faster timelines. The bill includes several conditions to ensure the benefits and intent of the SMA regulations continue to be honored, by not including shoreline parcels in the exemption (so those areas would still need SMA review); replacement structures may not be greater in size than what previously existed; and construction must commence within five years.

We believe this to be an appropriate balance between recovery concerns for Lahaina, support for the historic and cultural resources, and safeguards for coastal and natural resources, all for the overall community benefit.

Therefore, Historic Hawai'i Foundation supports SB 1296.

¹ “Section 213 Report Lahaina National Historic Landmark District, Lahaina, Maui, Hawai'i.” Prepared for the Advisory Council on Historic Preservation by Douglas C. Wilson, Christopher E. Johnson and Elaine Jackson-Retondo, National Park Service Interior Regions 8, 9, 10, and 12. October 1, 2024 (revised October 28, 2024); page viii.

² Ibid. page 27.

³ See: <https://www.mauirecovers.org/lahaina>; <https://www.mauirecovers.org/recover/national-historic-landmark-district-update>; <https://www.mauirecovers.org/recover/preservation-revitalization-and-reconstruction-of-historic-and-cultural-spaces>; and <https://www.mauirecovers.org/recover/creation-of-a-cultural-corridor-and-the-restoration-of-malu-ulu-o-lele-mokuula-and-the-loko-o-mokuhinia>



Map of Lahaina National Historic Landmark District boundary with principal buildings, sites, historic ponds and cultural resources. Courtesy NPS.

Historic Hawai'i Foundation is a statewide nonprofit organization established in 1974 to encourage the preservation of historic buildings, sites, structures, objects and districts on all the islands of Hawai'i. As the statewide leader for historic preservation, HHF works to preserve Hawai'i's unique architectural and cultural heritage and believes that historic preservation is an important element in the present and future quality of life, environmental sustainability and economic viability of the state.



LATE

Testimony in Support of SB 1296
Senate Committee on Water and Land

Chair Senator Lorraine Inouye, Vice-Chair Brandon Elefante, and Committee Members

Aloha Chair Inouye, Vice-Chair Elefante, and Members of the Committee,

I am writing in strong support of SB 1296, which provides an exemption from special management area (SMA) minor permits and SMA use permits for the reconstruction of structures in the Lahaina National Historic Landmark District that were destroyed by the 2023 wildfire. This bill is critical to accelerating the recovery process for our property and business owners, ultimately benefiting the entire Maui community and economy.

Maui has been devastated by the tragic wildfires that swept through Lahaina, destroying homes, businesses, and cultural landmarks. As our community struggles to rebuild, we must remove unnecessary barriers that hinder progress. Requiring lengthy and costly SMA permit processes for properties that are simply trying to rebuild what was lost would add another burden to those who have already suffered so much. SB 1296 takes a bold and necessary step in the right direction by allowing affected property and business owners to move forward with reconstruction efforts more efficiently.

The economic impact of the wildfires cannot be overstated. Just as we were beginning to recover from the downturn caused by COVID-19, the fires wiped out Lahaina's business district, affecting thousands of jobs and livelihoods. By streamlining the reconstruction process, this bill will help revitalize our economy, bring businesses back, and restore the livelihoods of those who depend on them. The ripple effect of this recovery will be felt across our island, from local suppliers and contractors to hospitality workers and small business owners.

We must take bold action to ensure Lahaina's recovery is swift and effective. SB 1296 strikes the right balance between preserving the historical integrity of Lahaina and allowing our community to rebuild without unnecessary red tape. This bill is not about bypassing environmental or cultural protections—it is about recognizing the urgency of the situation and making thoughtful, decisive moves to help our people.

I respectfully urge the committee to pass SB 1296 and stand with residents and business owners of Lahaina in their time of need.

Mahalo for your time and consideration.

Mahalo Nui,

A handwritten signature in black ink, appearing to be 'Lāhela Aiwahi', written over the text 'Lāhela Aiwahi'.

Lāhela Aiwahi, Ola Maui for “Let Lāhainā Rebuild”

808.463.4200

lahela@olamaui.com

SB-1296

Submitted on: 2/2/2025 4:22:59 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Lisa Gibson	Testifying for Warren & Annabelle's	Support	Written Testimony Only

Comments:

Thank you for reading my testimony, on behalf of my husband and business partner, Warren Gibson and myself.

Our business burned to the ground on Front Street in Lahaina. We would like to reopen and would be grateful for any expedited measures the county can take to help all of the business owners and residents alike, who have been tragically effected since August 8, 2023.

Please vote in favor of SB1296!

Mahalo,

Lisa Gibson and Warren Gibson

Owners, Warren & Annabelle's

900 Front St. A 202

Lahaina, HI 96761

Feb. 3, 2025, 1:06 p.m.

Hawaii State Capitol

Conference Room 229 and Videoconference

LATE

To: Senate Committee on Water and Land

Sen. Lorraine Inouye, Chair

Sen. Brandon Elefante, Vice-Chair

From: Grassroot Institute of Hawaii

Ted Kefalas, Director of Strategic Campaigns

RE: SB1296 — RELATING TO DISASTER RECOVERY

Aloha Chair Inouye, Vice-Chair Elefante and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [SB1296](#), which would exempt any structures in the Lahaina National Historic Landmark District that were destroyed by the Aug. 8, 2023 wildfires from needing a special management area minor permit or use permit — provided that such structures are not on a shoreline parcel and are rebuilt no greater in size than they existed prior to the wildfires.

The bill would also increase the valuation threshold between a special management area minor permit and a use permit for work in areas subject to a federal disaster proclamation as of Aug. 8, 2023 from \$500,000 to \$750,000.

The figures have not been updated since 2011, when the threshold was increased from \$125,000 to \$500,000.¹ Adjusted for inflation, \$500,000 in December 2010 had the same purchasing power as \$719,970 in December 2024,² hence the need to increase the thresholds, even if just for Lahaina's rebuilding.

¹ [Session Laws of Hawaii 2011 Act 153](#), accessed Jan. 31, 2025.

² ["CPI Inflation Calculator,"](#) U.S. Bureau of Labor Statistics, December 2010 compared to December 2024, accessed Jan. 31, 2025.

This measure is critical for Lahaina’s comeback. Gov. Josh Green provided multifamily dwellings an exemption from SMA rules in an October emergency proclamation, in addition to the exemption that already exists in statute for most single-family homes.³

But without a streamlined SMA process, Lahaina’s businesses will face an uphill battle to return to their community, since obtaining an SMA use permit from Maui County could take years.

Typically, this involves an application to the Maui Planning Department and a hearing from the Maui County Planning Commission. Over the past decade, since Jan. 1, 2015, the Maui Planning Commission has issued only 41 SMA use permits.⁴ At the rate of four per year, it would take the county decades to approve all the permits needed for Lahaina’s businesses to rebuild.

If businesses cannot return to Lahaina in a timely manner, there will be fewer entrepreneurial and job opportunities for residents, and the town could lose much of its community, and certainly its historic charm and character.

Increasing these SMA permit thresholds would also assist the owners of structures located in the SMA but not the Lahaina National Historic Landmark District.

We ask the Committee to advance this measure to give Lahaina’s people a better chance to rebuild and thrive.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

³ [“Eighteenth Proclamation Relating to Wildfire,”](#) Office of the Governor, Oct. 8, 2024, p. 10.

⁴ [Maui’s Automated Planning and Permitting System](#), accessed Jan. 31, 2025. Plan type: SM1 - Special Management Area Use Permit - Maui. Status: Approved. Applied date: From 1/1/2025.



Testimony to the Senate Committee on Water and Land

Senator Lorraine R. Inouye, Chair

Senator Brandon J.C. Elefante, Vice Chair

Monday, February 3, at 1:06PM

Conference Room 229 & Videoconference

LATE

RE: SB1296 Relating to Disaster Recovery

Aloha e Chair Inouye, Vice Chair Elefante, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports Senate Bill 1296 (SB1296), which exempts certain reconstruction projects within the Lahaina National Historic Landmark District—specifically those rebuilding structures or portions of structures destroyed by the wildfire on August 8, 2023—from the requirements of a special management area minor permit or a special management area use permit. Additionally, the bill raises the valuation threshold for developments requiring these permits from \$500,000 to \$750,000 when located in areas subject to a federal disaster proclamation as of August 8, 2023.

SB1296 aligns with our 2030 Blueprint for Hawaii: An Economic Action Plan, specifically under the policy pillar for Business Services. This bill promotes policies that drive economic growth, enhance workforce opportunities, and improve the quality of life for Hawaii's residents.

The 2023 Maui wildfires devastated Lahaina's historic landmarks, housing, and economy. While shoreline development controls protect coastal resources and public access, they must also allow for disaster recovery. The current special management area permitting was not designed for large-scale reconstruction and could delay rebuilding efforts without necessary adjustments. Senate Bill 1296 addresses this by exempting certain Lahaina reconstruction projects from permit requirements and raising valuation thresholds. These updates reflect rising construction costs and prevent regulatory bottlenecks that could stall recovery. The Chamber of Commerce Hawaii supports SB1296 as it balances responsible coastal development with urgent rebuilding needs, ensuring Lahaina's swift restoration while preserving its cultural and economic vitality.

The Chamber of Commerce Hawaii is the state's leading business advocacy organization, dedicated to improving Hawaii's economy and securing Hawaii's future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.

We respectfully ask to pass Senate Bill 1296. Thank you for the opportunity to testify.

SB-1296

Submitted on: 1/31/2025 6:48:43 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Christopher Crabb	Individual	Support	Written Testimony Only

Comments:

Our family lost 19 commercial stores on Front Street. We would like to rebuild what we had in their likeness. We have had little support from federal, state and county agencies. Each one of these entities has put up hurdles to hinder our reconstruction. The federal government requires historical revue. DLNR has given us minimal help to recognize ownership of our land on the shoreline (shoreline survey certification). Maui County has listed permits we must apply for (EA, SMA, New Setbacks, Building plans etc.) We need help. Making any of this process easier and less time consuming will do that. Thank you

SB-1296

Submitted on: 1/31/2025 7:05:54 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Lori H Fisher	Individual	Support	Written Testimony Only

Comments:

I support but SMA Minor limit should be up to \$2M. \$750K is too low.

SB-1296

Submitted on: 1/31/2025 9:18:22 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Luise Layher	Individual	Support	Written Testimony Only

Comments:

I fully support ! We want our town back . I urge you to pass this bill now , please !

SB-1296

Submitted on: 2/1/2025 4:43:21 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Jeffrey James	Individual	Support	Written Testimony Only

Comments:

I am in support of SB1296. Any obstacles that can be removed for the rebuilding process is much appreciated. It's been an extremely hard journey for us financially. Thank you for considering this bill to help us move forward from this disaster. Thank you, Jeff James

SB-1296

Submitted on: 2/1/2025 5:34:59 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Carol James	Individual	Support	Written Testimony Only

Comments:

February 1, 2025

RE: SB1296

To Whom It May Concern:

In the text of bill SB1296 there is the following statement:

“The legislature further finds that the devastation caused by the 2023 Maui wildfires has created an urgent need for reconstruction efforts.”

It has now been 17 months since this fire and we are continuing to pay a full mortgage on a dirt lot. (it was deferred for a year but now we have to pay in full for last year as well as continuing monthly payments)

We appreciate that our taxes have not been called due!

It is admirable that legislatures would like to rebuild Lahaina in a way that protects the land and resources, but may we suggest that the main resources of Lahaina are her people?

Where are all the families whose homes burned down 17 months ago? How many have already left the island? There is a huge loss of what made Lahaina such a special place!

We would humbly suggest you find a way to allow us to rebuild and resettle in our Maui home. It has been very wearying to continue to see all the hoops and requirements we have been told we need to satisfy before our building permits are approved.

This bill is encouraging (and we need some encouragement to hang in there) so we would ask you to please pass it!

Thank you for your attention,

Jeff and Carol James

175-2 Pualoke Place

SB-1296

Submitted on: 2/1/2025 6:14:57 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
John Peterson	Individual	Support	Written Testimony Only

Comments:

I am asking for your support of SB 1296 as this is a step in the right direction on the rebuilding process which hasnt even begun in Lahaina. Anything that initiates us being able to build what we lost in the fire is a positive step forward. The lack of progress is beyond unacceptable I want to also share my plea to the Governor Governor on this most urgent matter.

Governor Green

I watch in pain as the fires are ravaging Southern California which unfortunately are a stark reminder of the vast devastation associated with the Lahaina fires in 2023.

While tragic in so many ways for the loss of life and overall destruction, I am encouraged by Governor Newsom's executive order to rebuild the impacted areas like Pacific Palisades.

Maui and specifically Lahaina need to expedite this process of rebuilding Lahaina NOW.

The dislocated and impacted people of Southern California can't wait and nor should the impacted people of Lahaina.

The rebuilding process for Lahaina is long overdue and we as homeowners/property owners need to see action for rapid recovery to ensure Lahaina rebuilds swiftly and safely.

Its my understanding that only 168 permits have been issued in 15 months, none of which are for shoreline properties like ours. This can no longer be acceptable and financially is not sustainable.

I ask you to act boldly to remove the barriers (local and state) and allow us to return to the homes we lost. Below is an email I sent on this very issue in November 2024.

++++++

Governor Green:

I am reaching out to you in my efforts to rebuild my family home of over 40 years in Lahaina, Maui (38-2 Pualoke Place, Lahaina)

Your emergency proclamation gave us so much hope in this rebuilding process to rebuild what we had before the fire took it and so much of Lahaina away. A process that up to this point has seen little if any action.

The victims of the Lahaina fire deserve to rebuild their previously permitted structures where they were in the SMA without delay. On behalf of these homeowners, please issue a proclamation to allow us to begin rebuilding immediately and let the healing process begin.

My family first started to visiting Lahaina in 1976 and I attended elementary school down the street at King Kamehameha III elementary school. The devastation to Lahaina is far and wide with little if any progress.

Your proclamation should be the catalyst for this rebuilding to finally begin. There are so many impacted people but specifically for us we would like to see the following language in the 19th Emergency Proclamation:

Suspension of HRS 205A to the extent necessary to respond to the emergency, including the reconstruction of all previously existing structures, including multi-family residences that were destroyed by the Lahaina Wildfire including any such structures located within the SMA, within the Shoreline Area, and the Shoreline Setback Area; provided the reconstruction does not change the structure's previous footprint and/or overall dimensions: and further provided that application of this provision shall be automatic and non-discretionary.

This will provide clarity to the County on how to apply the 18th EP since the Planning Director isn't comfortable applying it to shoreline areas as evidenced in her decision not to do so for our multifamily community.

The challenge is real and shouldn't be this challenging.

Permit Processing Delays: Current county staffing levels are insufficient to process permits under existing rules, leading to potential rebuilding delays of 15–30 years.

High Costs and Complexity: The current submission process is prohibitively costly and time-intensive for residents.

Economic Recovery: Delayed rebuilding of homes and the commercial district threatens jobs, local businesses, and county/state revenue.

Rebuilding or Replacement Timeframes: Insurance policies often allow only 1-2 years to repair or rebuild structures.

Mental Health Crisis: Prolonged displacement and uncertainty are taking a severe toll on the mental health of Lahaina residents.

Preserving Lahaina's Character: Without immediate action, outside interests may reshape Lahaina in ways that exclude its longtime residents and change the character of our town.

Thank you for your leadership and work to rebuild Lahaina.

Sincerely,

John H. Peterson III

SB-1296

Submitted on: 2/1/2025 6:49:09 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Christina Peterson	Individual	Support	Written Testimony Only

Comments:

As an owner of ocean front property in Lahaina lost to wildfire in Aug, 2023 I implore the county to follow the lead of Gov Newsom in Calif and Pres Trump who both urge the removal of red tape and easing of permit requirements, especuallly SMA requirements. Lahaina must be allowed to rebuild and move forward without the unfair constrictions of government. These are desperate times and we implore you to vote yes on SB 1296 so that we may move forward.

thank you

christina Peterson

.

February 1, 2025

Hawaii State Senate

Subject: Senate Bill 1296

Dear State Senate,

We are owners of a townhome in the Puamana complex of south Lahaina. Although our home was not destroyed by the recent fire, many other structures in our community were, including many businesses we relied upon.

We strongly urge you to support SB1296 to ease permit restrictions and increase the SMA valuation threshold to facilitate and accelerate the rebuilding of Lahaina. This will hasten the restoration of Lahaina back to what all of us Maui homeowners and tourists love, and will increase the revenues received by local businesses and tax proceeds received by the State and Maui County.

Therefore, we will appreciate your approval of SB1296. Mahalo.

Sincerely,

Bruce & Sue Sakashita

272 Pualei Drive #6
Lahaina, HI 96761

Senate Committee- Water and Land
Chair Lorraine R. Inouye
Vice Chair Senator Brandon J.C. Elefante

DATE: February 1, 2025
PLACE: Conference Room 229
State Capitol
415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF SB1296

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee. Thank you for the opportunity to provide testimony in strong support of SB1296.

My name is Laura Sue Peterson, and I am a resident of Lahaina, Maui. My personal residences was burned to the ground in the Lahaina fire. Firstly, I want to extend my heartfelt mahalo to the administration and the planning department for their diligent work in bringing forward Bill SB1296. This bill is a vital step in helping the business owners and its residents rebuild the Front Street we know and love. The charm of Front Street lies in its historic old buildings that reflect the soul of our community. They contributed to the unique feel that made Lahaina so special. We do not want to see modern developments take over what was once an important part of our island's history. Zoning issues must be addressed to ensure we can rebuild the character of Front Street exactly as it was before the disaster.

This bill is one step towards being able to rebuild based on the current regulations the entire community is facing. The bill language states that the structure shall be no greater in size than what was existing or permitted, in the case of partial construction, immediately prior to August 8, 2023. The business owners and those that own personal residences are only wanting to rebuild what we had prior to the fire, a completely reasonable request. Front street played a key role in both the community but also for our entire state. The contributions made to the state is what goes towards building roads, schools, etc.

I strongly support the Planning Commission's recommendation to extend the timeframe from four years to five years, with a potential two-year extension. This would give our community the time and opportunity to bring back an important part of Lahaina in a way that honors our past.

Mahalo again for your efforts, and I urge the council to support Bill SB1296 and the recommended changes.

Sincerely,

Laura Sue Peterson
Lahaina Resident

SB-1296

Submitted on: 2/1/2025 8:25:46 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Mary Ann Arini	Individual	Support	Written Testimony Only

Comments:

My husband and I are full-time Lahaina residents and lost our home at 1055 Front Street. We were in our home on August 8th, as we escaped with very little time to spare. This was our primary residence and only home. We made a life decision to retire in the beautiful community of Lahaina in 2020. We are both 70 years old and currently in the permitting process to rebuild. Understanding the strain and challenges the County is experiencing, we have been patient and compassionate. Because our property is oceanfront we are going through the SMA1 process, which is becoming a tremendous strain, financially and emotionally. Our neighbors and gathering together in hopes of recreating what we had. We ALL highly support SB1296. Please allow us to rebuild our precious community with peace and dignity. We are here to help with open heartts. Please help us rebuild our dream.

Mahalo, Mary Ann Arini and Derek Regal

SB-1296

Submitted on: 2/1/2025 7:25:27 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Junior	Individual	Oppose	Written Testimony Only

Comments:

Aloha,

We in Lahaina need to streamline our building permits while protecting our coastlines. If you want to eliminate the need for Maui County to review the special Management Area needs we should also ensure that no structures are built within the Erosion Hazard Line. All that land will be underwater before you know it. We do not need electricity and sewer to be restored to this area just for the dangers to be mitigated in the next 50 years. We also support the idea of anyone that does want to build in a hazardous area out up a bond for the eventual removal. Build at your own risk in areas already studied and known to be subject to sea level rise.

Yes to rebuild but no to rebuilding on the shoreline.

SB-1296

Submitted on: 2/1/2025 9:01:25 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Robin Kean	Individual	Support	Written Testimony Only

Comments:

TESTIMONY IN SUPPORT OF SB 1296Submitted by: **Robin Kean**

February 1, 2025

Committee on Water and Land**Senator Lorraine R. Inouye, Chair****Senator Brandon J.C. Elefante, Vice Chair**

Dear Chair Inouye, Vice Chair Elefante, and Members of the Committee,

My name is **Robin Kean**, and I am submitting this testimony in **strong support of SB 1296**. As a **commercial landowner on Front Street in Lahaina**, I continue to make mortgage payments on a property that was completely destroyed in the August 8, 2023, wildfires. While I am committed to rebuilding and restoring my business space to contribute to Lahaina's economic recovery, excessive permitting requirements—especially the **Special Management Area (SMA) permit process**—are creating unnecessary delays that could prevent timely reconstruction.

The **IRS Tax Code 1033** imposes a strict **three-year deadline from August 8, 2023**, for reinvestment in order to avoid significant tax liabilities on insurance proceeds and other compensation. If commercial landowners like myself cannot rebuild within this timeframe due to prolonged permitting processes, we will face substantial financial burdens that could make it impossible to restore businesses and jobs in Lahaina.

The **SMA permit and other regulatory obstacles must be waived or significantly streamlined** for properties in the Lahaina burn zone. Commercial property owners are already under immense financial strain, continuing to pay mortgages, taxes, and other expenses while being unable to generate revenue. These delays not only hurt property owners but also **jeopardize the future of Lahaina's economy**, making it harder for small businesses to return, employees to regain jobs, and the community to recover.

I strongly urge you to **pass SB 1296 with clear provisions to exempt commercial landowners on Front Street and throughout Lahaina from SMA and other permitting barriers**, ensuring that we can rebuild in time to meet the IRS deadline and restore our businesses. The government must **support, not hinder, recovery efforts** for those who have already lost so much.

Please pass this bill and help Lahaina's business community get back on its feet.

Thank you for your time and consideration.

Sincerely,
Robin Kean

SB-1296

Submitted on: 2/1/2025 9:19:03 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Christopher young	Individual	Support	Written Testimony Only

Comments:

I am a property owner at 41 Kai pali place in Lahaina . Our longtime home burned completely in the awful fire . We are at a loss what to do . We are trying to determine whether to rebuild or try to sell the land . We are elderly ; I'm 78 and have few options . However I hope the state and governors office will take the necessary steps to allow all homeowners and businesses to start the rebuilding process This step is a step in the right direction , tho in todays economy the \$750,000 is very low relative to current costs to build or move forward . We hope you thoroughly research that . I think any discussion between the state and builders , realtors etc will show that a much higher limit is needed . In any case, we, our neighbors , and businesses clearly need the state's help in beginning the process of rebuilding Lahaina . It is a jewel of Hawaii and we all hate the idea of turning much of Lahaina into a deserted and barren town , a large retreat for the homeless , or worse . We implore the state to move forward aggressively with a comprehensive plan to restore our jibes and businesses . Thank you for your consideration Christopher young
41 Kai pali place Lahaina

SB-1296

Submitted on: 2/1/2025 9:41:38 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Zachary LaPrade	Individual	Support	Written Testimony Only

Comments:

Testimony in Support of SB1296

Submitted by: Zachary LaPrade

Lahaina Fire Victim & Resident

Aloha Chair and Members of the Committee,

My name is Zachary LaPrade, and I am a resident of Lahaina and a survivor of the devastating wildfire that took our homes, businesses, and historic landmarks on August 8, 2023. I am writing in strong support of SB1296, which provides much-needed exemptions and adjustments to the special management area (SMA) permitting process for those of us who are trying to rebuild our lives.

This Bill helps, but it's not enough.

For many of us in Lahaina, the road to recovery has been filled with obstacles. Beyond the emotional toll of losing our homes and livelihoods, the bureaucratic delays in permitting have made it even harder to move forward. SB1296 offers a common-sense solution that will allow fire victims to rebuild more efficiently while still ensuring responsible oversight of larger developments.

Why SB1296 Matters to Fire Victims:

1. Cuts Through Red Tape for Fire Victims

-Rebuilding in the Lahaina National Historic Landmark District should not require the same lengthy permitting process as a brand-new development.

-The structures we lost were already part of the community, and rebuilding them should be treated as restoration, not new development.

2. Respects the Urgency of Recovery

- Many of us are still displaced, living in temporary housing or even off-island while we wait for approvals.

- The exemption for wildfire victims ensures that we can return home sooner rather than later.

3. Raises an Outdated Financial Threshold

- The previous \$500,000 threshold for an SMA minor permit does not reflect today's construction costs.

- Increasing it to \$750,000, especially in disaster-declared areas, will help homeowners and small business owners avoid unnecessary delays while still maintaining proper oversight of major developments.

The people of Lahaina have suffered enough. We don't need more bureaucratic roadblocks we need solutions. SB1296 strikes a fair balance between preserving Lahaina's character and history while also allowing us to rebuild efficiently and responsibly.

I urge you to pass SB1296 to help Lahaina's fire victims return home.

Mahalo for your time and consideration.

Sincerely,

Zachary LaPrade

Lahaina Fire Survivor

We are writing to support the proposed bill SB1296 which is a step in the right direction to help Lahaina rebuild.

We suffered the total loss of our home, in a community that falls within the Lahaina Historic Landmark District and therefore requires an SMA permit. The \$750,000 threshold is well below the level needed for most to rebuild, but the easing of the SMA permit requirement is exactly what is needed.

Eighteen months after the fire many of us have done our due diligence and submitted our applications to rebuild but find ourselves in a "holding pattern" while the county determines what the new rules will be. While there have been so many groups diligently working on this, there has been no clear path to recovery.

We support the effort to ease restrictions for fire victims. We all should be allowed to rebuild what we had, where we had it. Both the President and California Governor recognized immediately the need to waive the usual restrictions and implemented a plan to streamline and expedite the rebuild process following the California fires.

We agree with the intent of this legislation and appreciate the help it will provide many. We also encourage further consideration to increase the threshold to a much higher number. Our insurance policy was based upon the cost to rebuild just our home in the event of fire. Considering how many others will be trying to rebuild and the cost to import labor and materials while also now competing with the rebuild process in California, the \$750,000 threshold will not be enough for most.

We support SB1296 and the effort by all to help ease the restrictions to rebuild in Lahaina.

Respectfully,

Mark & Tina Marion

Lahaina Fire Victims

SB-1296

Submitted on: 2/1/2025 10:06:02 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Leah Johnston	Individual	Support	Written Testimony Only

Comments:

February 1st, 2025

YES! I am in support of Bill SB1296. Lahaina's future depends on all of us speaking up!

We are suffering. Those of us who lost our properties have been buried in insurance claims, housing issues for ourselves and our families, getting back to work, (many businesses are gone that provided the income necessary to survive). Our voices have not been heard out of just simply trying to SURVIVE. 18 months later, many have had to moved off island for jobs, housing etc. Those families want to return home to Lahaina and rebuild. They want to be back with their ohana. The families that stayed want to rebuild our homes and Lahaina. We need to be able to rebuild what we had.

We the people that were drastically affected, all of us who lost our homes are standing up! We are ready for proper decision to be made based on correct data. NOAA's data was corrected by NOAA in 2022.

Hawaii should track with the latest science from NOAA, not ignore it. Finally, Maui County should allow all Lahaina fire

victims, including coastal residential and commercial, to rebuild what they had where they had it, barring

an obvious public safety issue that currently exists and cannot be mitigated.

Please allow us to rebuild and move forward. Please approve Bill SB1296.

Leah Johnston

Our property is in the Historic area and was lost on Aug. 8, 2023

SB-1296

Submitted on: 2/1/2025 11:49:16 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Dudley Millikin	Individual	Support	Written Testimony Only

Comments:

Aloha Senators,

Mahalo for introducing this important bill to help us to rebuild Lahaina. Increasing the SMA valuation threshold to \$750,000 is such a wonderful first step for all of us fire survivors!

Sadly though, with construction costs near \$1,000 per square foot now because of the LA fires and supply constraints, the current proposal will only allow us to rebuild a 750 square foot house before falling under the SMA compliance not a 1,500 square foot house like most of my neighbors in Shark Pit had.

Would you consider increasing the SMA threshold in this important legislation to \$1,500,000 so we can expedite our rebuild? We all just want to have what the fire took away, no more.

Please help us.

SB-1296

Submitted on: 2/1/2025 1:17:53 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Gabrielle Longhi	Individual	Support	Written Testimony Only

Comments:

Good Day,

As a Lahaina home owner who lost our family home in Lahaina that we built in 1986 as well as two commercial buildings in Lahaina, one of which we have owned since 1976, I am respectfully asking for the fair chance to rebuild what we had before the fire as fast as possible. Although adding the extra \$250,000 to the rebuild cost is a nice idea in reality costs can be higher than \$750,000 to rebuild a home in Lahaina Maui. Please make changes that allow the fast rebuild of Lahaina Town. We are waiting to start but right now the multiple permits and hearings required are expensive and could take years. I support all efforts to get Lahaina rebuilt and people back in their homes as fast as possible. Please let people rebuild their homes as they were before the fire. Fire prevention should be foremost in everyone's mind and also in the rebuilding as I do not think we have solved the fire problems throughout Maui at this time.

Thank you

Gabrielle Longhi

SB-1296

Submitted on: 2/1/2025 1:26:04 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
TINA BERG	Individual	Support	Written Testimony Only

Comments:

We must rebuild the historical buildings in Lahaina. The history of the town is very important to everyone that lives there and visits. We cannot forget what Lahaina was to all of those live there, and the residents who will be moving back. The historic district where most of these buildings exist, will need assistance from our state and county.

SB-1296

Submitted on: 2/1/2025 1:45:49 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
APS Wakida	Individual	Support	Written Testimony Only

Comments:

As a citizen of Lahaina for 54 years, I have loved our town and community. Rebuilding the town in a manner that reflects as closely as possible to what we lost is imperative. Sea level rise? Please read the latest revised figures from NOAA and the UH Sea Level studies which put sea level rise around Maui at 2" in the next 50 years. The hardened coastline that fronts the town has protected the shops on that coast from damage by hurricanes, tsunami, and high surf for over 100 years. Please allow us to get our town back.

Respectfully,

Penny Wakida

SB-1296

Submitted on: 2/1/2025 2:10:25 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Carol Carolan	Individual	Support	Written Testimony Only

Comments:

Aloha e Chair Inouye, Vice Chair Elefante, and members of the committee:

Thank you for the opportunity to provide testimony in strong support of SB1296.

Like many others, we lost our home in the 2023 Lahaina fire. It was a modest house, built in 1964 and was located on Baby Beach at 29 Kamaka Circle. It was filled with precious memories and beautiful artwork purchased in Lahaina town, which was within walking distance. Now, nothing remains. Last time I stood on my property and looked at the devastation, I thought if I started crying, I'd never stop. All I could think is we need to replace what was there for so many years. We had to get some normalcy back into our lives.

As I understand it, SB1296 would move the threshold of an SMA minor from \$500,000 to \$750,000. This is certainly a step in the right direction.

Although our house was only 1600 square feet, we've been quoted prices to rebuild ranging from \$600 to \$1000 per square foot. Building a 1600 square foot house at \$1,000 per square foot equals \$1,600,000. Even if we could find a contractor who would build at \$600 per square foot, that still equals \$960,000. As I said, I strongly support SB1296 as it will help many. However, most of us who have to rebuild from scratch will still be subjected to the dreaded timely and costly SMA process.

The destruction caused by this horrible fire is hard to comprehend. For many of us, viewing the ruins leaves us stunned, feeling like there's a hole in our being. It's as if our minds are trying to protect us.

Again, I strongly support SB 1296 because it's a step in the right direction towards normalcy. It will help many to move through the chaos and towards healing.

Please support and pass this bill.

Thank you,

Carol Carolan

650-888-8820

carolanncarolan@yahoo.com

SB-1296

Submitted on: 2/1/2025 3:33:39 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Kaleo Schneider	Individual	Support	Written Testimony Only

Comments:

Sb1296 is crucial to the disaster recovery efforts in the Lahaina National Historic Landmark District.

SB-1296

Submitted on: 2/1/2025 5:56:04 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Judy Sturgis	Individual	Support	Written Testimony Only

Comments:

I am writing in support of SB1296. Our family has owned our waterfront home located at 11 Kamala Circle, just south of Baby Beach since 1970. For the past 55 years we have enjoyed our beautiful home and the life that Lahaina has provided for our family and dear friends. We are all very devastated by the fire damage to our neighborhood and town. Needless to say, we are hoping to rebuild our homes as soon as possible without unreasonable demands from the County. Passage of Senate Bill 1296 will show us the County and State are working towards resolving our concerns.

Yours Truly,

Judy Sturgis

SB-1296

Submitted on: 2/1/2025 6:44:26 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Thomas Staubitser	Individual	Support	Written Testimony Only

Comments:

My wife and I are in support of SB1296.

It has been almost one and a half years since the Lahaina Fire on August 8, 2023. My wife and I lost our home at 71-3 Puapake Pl. Lahaina, HI 96761. We purchased this property in 2021 so we could be closer to our son, daughter in law and their children who live in Haiku, Maui. To make this purchase we sold our home in New York. As of today the progress on our permit application is at 14%. At this rate of processing the building permits it will be a long time before we have the ability to start the rebuild of our home, our community and the town of Lahaina.

As time passes the expenses of property ownership continue. The cost of materials and labor are rising. With the current tragedy in California, Governor Newsom is supporting fire victims by issuing an executive order to streamline the rebuilding process in Los Angeles. The Lahaina Fire was almost 18 months ago. With the delay of issuing permits is it possible that Los Angeles will start rebuilding before us? If so, what will this cost the residents, businesses and the city, county and state of Hawai'i? Materials and manpower will be utilized in Los Angeles and the recovery of Lahaina will be overwhelmingly burdened.

Our son is an active firefighter assigned to The Lahaina Fire Station and our daughter in law, who was born and raised on Maui, is an active Medic, also stationed in Lahaina. Even though we can not be on Maui until we rebuild our home, our son and daughter in law tell us how slow the rebuilding of Lahaina is going. They commute to work and drive through Lahaina while working and see this on a daily basis.

We hope that the passing of this bill will allow the rebuilding of Lahaina to move forward as rapidly as possible. Doing this would allow Lahaina and Maui to recover and not have to follow Los Angeles as they start to recover from their loss.

Thank you.

Sincerely,

Thomas G Staubitser

SB-1296

Submitted on: 2/1/2025 10:07:42 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Caleb Hopkins	Individual	Support	Written Testimony Only

Comments:

Aloha,

As a small restaurnt owner on Front Street, it is crucial we get this process started as quickly as possible. We were the first business on Front Street to reopen post fire and we are barely maiking it. We need to get back on track and the longer it takes to navigate the permit process, the more likely we will lose our business and empolyees. We are the ones hangning on and cannot afford to have the drag out.

Mahalo for your time.

Testimony for SB1296

Aloha Hawaii State Senate. My name is Michele Long and I own property at 21 Kai Pali Place in Lahaina, which was a personal home (not a rental). Thank you for considering this bill. All of Maui and visitors from all over the world have lost a historic venue with the burning of Lahaina. We have been so grateful for FEMA and the Army Corps of Engineers for clearing all of our lots. They were amazing, hard working teams of people and we loved supporting them in all of their efforts, which were significant and took much time. Now that the lots have been cleared for many months, we are all anxious to move forward with our lives and reinvest in Maui's stability and economy. With rebuilding comes healing for both the individuals who lived and worked in Lahaina, along with the community as a whole.

I have appreciated many county planning and update meetings to keep property owners in the loop about next steps and to involve property owners in the planning process for the rebuild. Even though the county is making a great effort to "plan" and "rebuild the right way", the length of time it is taking to plan is hindering rebuilding and healing for this community. Also, the planning efforts and skewed assessment of available shoreline data are causing roadblocks to be put in place for a huge percentage of property owners, specifically anyone on the shoreline which includes a large percentage of the business owners. (See an informative article by Lynn Barr about this inaccurate data usage) If business owners are unable to rebuild Lahaina Town, then all the residents who lived and worked there will not have jobs to support them, even if they are able to rebuild their homes. Many property owners, personal and business, had insurance and want to rebuild. Every month we delay this process, the insurance funds depreciate. So even if a property owner had sufficient coverage to rebuild, the ability to actually do so continues to be eroded by time. In addition, many foreign investors are reaching out to fire victims offering to purchase their property. Most of us have said no so far, but as rebuilding with the insurance funds received becomes less and less likely, the purchase offers become more and more attractive. As great as it is to plan, if the delays in the planning process result in Lahaina town being owned by China, I don't think we will end up with the town we are planning on, even if the planning efforts are stellar. Current owners should be allowed to rebuild immediately, which is why we very much appreciate this bill and Senator McKelvey for proposing it.

Please note that if housing costs are approximately \$800-1000/SF and most homes that burned are well over 1000 SF, then the change from \$500k to \$750k may not help as much as intended, and a higher baseline may be more effective to capture the "average" home that was burned. Even so, the intent is wise and reasonable based on the changes in housing costs in the last many years.

There are so many of us want to reinvest in Maui. We want to move forward, heal, rebuild and recreate the amazing Lahaina Town that we all love. Please help us do so by passing SB1296 so that property owners can rebuild without further roadblocks and delays. Mahalo,

Michele Long

SB-1296

Submitted on: 2/2/2025 3:46:05 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Mary Green	Individual	Support	Written Testimony Only

Comments:

Having a family home in Lahaina for over 50 years, I know well the unique and historic environs that were devastated on 8/8/23. I urge you, as dedicated and committed public servants, to support SB1296 and assist the community and residents of Lahaina in rebuilding their homes, historic properties and lives with the easing of permit restrictions and the expansion of the SMA. Your support is critical for the livelihood and well being of all of Maui's residents.

tThankvuou for your service.

SB-1296

Submitted on: 2/2/2025 12:54:11 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Leah Harbottle	Individual	Support	Written Testimony Only

Comments:

To: Sen. Lorraine R. Inouye, Chair

Sen. Brandon J.C. Elefante, Vice Chair

Committee on Water & Land

From: Leah Harbottle, Lahaina Resident

Subject: SB 1296-Relating to Disaster Recovery

Date: 2/2/2025

My name is Leah Harbottle, and I am a resident of Lahaina writing to you in support of **SB1296**. I understand the complexity of the situation involved and wanted to begin with my appreciation for your efforts in reviewing the proposed bill.

As such, I thought it might be helpful to share my unique perspective as a resident living and working in the area, but also as an active member of our community. I have served as President for both the Rotary Club of Lahaina and Rotary Club of Lahaina Sunrise. I currently hold the Vocational Chair position in Lahaina Sunrise Rotary, sit on the Rotary D5000 Fire Relief Foundation Sub-Committee and am on the Board of Directors for the Maui Chamber of Commerce.

At this point, I could provide an onslaught of facts and figures on tax revenue, property values, fear of continued inflation, supplies shortages, etc. But instead, I would like to you consider what one might deem our most precious resource, the human element.

From my experiences, I have not just gained an understanding of a town and its functions but a wealth of memories, friendships and a deep appreciation for a community that supports one another. From Keiki Parade's to Movie Nights at The Old Prison to Town Clean-Up's, Historic Lahaina Town was the center of our community. You may ask: How in this age of technology, business development and continual advancement that a small town recognized around the world as a tourist destination can retain their community? Simple: It's the people.

The people that make up the residents, workforce, small businesses, and property owners of Lahaina. These same people are now asking for your help.

Many have lost their businesses, homes and loved ones. Through it all they have clung to the hope that they will be able to rebuild and regain some sense of normality and the community they once had. Despite the immense loss and devastation, these same people have not given up continue to support each other and what is left of the Lahaina community. However, it's important to recognize that they are getting tired and for many, their resources and opportunities are dwindling. These are not faceless corporations of big business; they are just people that want to get back to their way of life. Yet, after nearly 18 months, they still have no insight to what their futures may hold or how to proceed. The time for indecision has passed and the community needs your help if there is any hope of restoring what once was.

On behalf of the community and all those that call Lahaina home, I humbly ask for your consideration in support of SB1296.

Mahalo,

Leah Harbottle, Lahaina Resident for Life

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee,

My name is Jason Toth, and I am a resident of Lahaina, a survivor of the August 8, 2023 wildfire, and a homeowner directly impacted by the devastation. My family and I lost our home, our rental property, and our business in the fire. **We strongly support SB1296, but the bill must go further to truly allow Lahaina families to rebuild.**

SB1296 raises the SMA minor permit threshold from \$500,000 to \$750,000, but this does not reflect the reality of rebuilding costs. **Since the fire, construction costs have doubled, now nearing \$1000 per square foot, and with California's wildfire rebuilding effort increasing demand, prices will only continue to rise.** This means \$750,000 is barely enough to cover 750 square feet - not nearly enough for a family home, let alone commercial rebuilding. There should be no valuation cap for properties lost in a federally recognized disaster like Lahaina's fire.

Additionally, all SMA major/minor permits, historical, shoreline, agricultural, and zoning restrictions must be waived for wildfire-affected properties. These were legally permitted structures before August 8, 2023 - why are we being forced to reapply under today's codes as if these were new developments? The only code updates that should apply are Class A fire-retardant materials, proper easements, sprinklers, and hydrants according to today's fire safety standards.

Many families, including mine, need to expand slightly to accommodate children, aging parents, and future needs, but we are being forced to rebuild exactly as before and then pay even more later to modify it. This is inefficient, unrealistic, and financially draining. **A reasonable expansion allowance of 25% of the existing footprint would provide adequate space for families while ensuring responsible rebuilding.**

Furthermore, commercial properties on Front Street must be prioritized for expedited permitting. A community is more than just homes - it needs places for people to gather, work, shop, and reconnect. If businesses are not rebuilt alongside residential areas, Lahaina will be nothing more than a neighborhood of homes with nowhere for people to socialize, support local commerce, or restore the economic heart of Maui. Restoring commerce is essential to restoring the community.

Lahaina was once Hawaii's capital, the economic engine of Maui, and one of the most visited places in the state. Yet 16 months have passed, and we are nowhere near recovery. **Even low income projects like Lahaina Surf and Front Street Apartments have completion dates as late as 2029** - this is completely unacceptable. At this rate, Lahaina's recovery will take multiple decades, and families cannot hold on that long.

Meanwhile, **California has taken bold action with Governor Newsom's Executive Order N-2-25, which cuts bureaucratic red tape and prioritizes rebuilding.** Hawaii must do the same, or we risk losing all available labor and materials to the mainland. If we don't pour concrete this summer, it will be too late.

If immediate action is not taken to cut bureaucratic delays and fast-track reconstruction, residents will take their settlement money, what's left of their insurance, sell their properties, and leave Lahaina or Maui for good! My family is one of many considering this because we simply cannot keep hanging on waiting!

We urge you to approve and amend SB1296 to include the following:

1. Eliminate all permitting barriers (SMA+, Historical, Shoreline, Re-Zoning) for fire-affected rebuilds.
2. Remove the \$750,000 valuation limit - construction costs are now almost \$1,000 per square foot!
3. Allow homes to expand by up to 25% of their original footprint to accommodate families and future-proof Lahaina.
4. Mandate immediate permitting approvals for all fire-affected properties so rebuilding can begin now.
5. Require Class A fire-retardant materials, appropriate easements, and updated fire safety infrastructure (hydrants, sprinklers) to ensure a safer Lahaina moving forward.
6. Prioritize expedited permitting for commercial properties on Front Street to ensure Lahaina is rebuilt as a living, thriving community - not just a residential area with nowhere to work, gather, or shop.

Lahaina's recovery must be expedited. We cannot wait years for approvals - we need to be pouring concrete this summer. Please pass SB1296 with the necessary amendments to truly support the people of Lahaina.

[Mahalo for your time and consideration. Jason Toth | Lahaina, HI 96761 | \[jasonbtoth@gmail.com\]\(mailto:jasonbtoth@gmail.com\)](#)

TESTIMONY IN SUPPORT OF SB 1296 Submitted by: **Susan Kean** Hearing Date: February 3, 2025 **Committee on Water and Land** **Senator Lorraine R. Inouye, Chair** **Senator Brandon J.C. Elefante, Vice Chair**

Dear Chair Inouye, Vice Chair Elefante, and Members of the Committee,

My name is Susan Kean, and I am submitting this testimony in **strong support of SB 1296**. My family owns commercial buildings on Front Street that were completely destroyed in the August 8, 2023, wildfires. We have continued to make mortgage payments which has been an awful hardship on the whole family. The **Special Management Area (SMA) permit process**—is creating unnecessary delays that will likely prevent timely reconstruction.

The **IRS Tax Code 1033** imposes a strict **three-year deadline from August 8, 2023**, for reinvestment in order to avoid significant tax liabilities on insurance proceeds and other compensation. If commercial landowners cannot rebuild within this timeframe due to prolonged permitting processes, we will face substantial financial burdens that could make it impossible to restore businesses and jobs in Lahaina.

The **SMA permit and other regulatory obstacles must be waived or significantly streamlined** for properties in the Lahaina burn zone. Commercial property owners are already under immense financial strain, continuing to pay mortgages, taxes, and other expenses while being unable to generate revenue. These delays not only hurt property owners but also **jeopardize the future of Lahaina's economy**, making it harder for small businesses to return, employees to regain jobs, and the community to recover.

I strongly urge you to **pass SB 1296 with clear provisions to exempt commercial landowners on Front Street and throughout Lahaina from SMA and other permitting barriers**, ensuring that we can rebuild in time to meet the IRS deadline and restore our businesses. The government must **support, not hinder, recovery efforts** for those who have already lost so much.

Please pass this bill and help Lahaina's business community get back on its feet.

Thank you for your time and consideration.

Susan Kean

SB-1296

Submitted on: 2/2/2025 6:56:32 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Gary Gless	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee.

My name is Gary Gless and I am in support of SB1296.

This is not only the easiest but hardest testimony to write. I first came to Lahaina in 1975 as a teenager and decided that this was where I wanted to make my home with my wife Leslie and dog Triscuit. The old town charm and aloha is infectious. It took me 45 years to make that dream come true. My heart is crushed with this loss of employees/ friends. The mental and physical stress at times can be overwhelming. Your decision in support of this bill will help us bring back rebuild that old town charm and history in what gives us the feeling of Ohana. It will also help mend countless hearts and souls not only here but around the world to move forward. Many Mahalo's for letting me share my thoughts as I know that there are thousands more who feel like we all do to bring back Lahaina as it's former self. Thanks again for your support in passing this bill.

Gary Gless

415 Front Street

(310)871-9738

Ggless808@gmail.com

SB-1296

Submitted on: 2/2/2025 7:21:25 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Irene Yamagata	Individual	Support	Written Testimony Only

Comments:

Please speed up the process to move forward more quickly to rebuild Lahaina. This slow process must really be impacting Hawaii's economy, businesses, residents and visitors. This August will be two years and it seems everything is moving very slow.

I live in California and the fires and destruction here are worse than Lahaina, more properties have been destroyed, more people are displaced, yet in less than one month we are further ahead than Lahaina.

Please push past the red tape and get Lahaina rebuilt.

Irene Yamagata

SB-1296

Submitted on: 2/2/2025 7:58:46 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
alan schulman	Individual	Support	Written Testimony Only

Comments:

Dear Governor Green-

This is now my third letter to you. I appreciate the responses that you sent to my previous two letters, but the problem is that things are only getting worse for us trying to rebuild our shoreline home destroyed by the fire in Puamana.

We feel like we cannot get a straight answer as to why the SMA requirements will be lifted for all properties except those directly along the shoreline, like our home and our neighbors' homes in Puamana. We were so relieved when you came out with Proclamation 18 suspending the SMA for those rebuilding homes destroyed by the wildfire. But, despite your efforts, local officials and now state senator Angus McKelvey are literally going out of their way to make it difficult for us to benefit from your Proclamation. We do not understand why we are being treated differently than the other shoreline homes in Lahaina and we can't seem to get a straight answer out of anyone. You are the only government official that is on our side.

Many of our neighbors are becoming so frustrated that they are saying that what these local and state officials are doing is tantamount to eminent domain and taking our land. They are saying that they have talked to lawyers and if the government won't let us build back our homes that is considered a "taking" and the government will have to pay us the value of our property prior to its destruction by the wildfire. We do not want to have to hire a lawyer and fight the government. That doesn't help anyone. All we want to do is rebuild our home, the exact same way it was before the fire. That is all. We don't want to fight, we want to live our lives again in Lahaina.

As I wrote to you in my last letter, we just barely escaped losing our home in the Palisades Fire. We see what Governor Newsom and Mayor Bass are doing for our neighbors who lost their homes. They have suspended ALL restrictions, including those from the California Coastal Commission which regulates shoreline building, so that the residents who lost everything can exercise their "sovereign right" to build back their homes. We know from Governor Newsom, Mayor Bass, and even President Trump when he visited the devastation in the Palisades that you have the executive powers to help us.

Will you please direct the Maui County Department of Planning which administers the Coastal Zone Management Law and the Maui Planning Commission which is the decision making authority for SMA permits to suspend their restrictions and allow us to build back our home within its previous footprint. This is what our Governor and Mayor are doing here in California within three weeks of the devastating destruction in the Palisades and along Malibu's coast. We

see no reason why the same is not being done for the residents of Lahaina.

The community of Puamana has always insured consistent, unburdened adequate access to its beaches. Rebuilding would in no way change or restrict access to Puamana's recreation areas and natural reserves.

Senator Lorraine R. Inouye
Senator Brandon J.C. Elefante

Aloha Senators,

I would like to voice my support for SB 1296.

Yesterday my wife and I returned from spending a week on Maui, our first visit since the devastating fires. Seeing the devastation in person was a very solemn experience, far from anything that can be experienced via pictures. What was so striking is the magnitude of the reconstruction that is required and the nearly complete loss of community in Lahaina and the area around our destroyed condominium in Puamana.

I think it is imperative that state and local government work swiftly to remove barriers to rebuilding the community. Rebuilding will help the community heal. There is much work to be done and from our personal experience the permitting process is proving to be a stumbling block. It's wonderful to see the rebuilding that has begun, but the magnitude of what remains to be rebuilt is staggering. SB 1296 is a step in the right direction, thank you so much for bringing this forward.

I am aware of the obvious conflicts with how to rebuild Lahaina, particularly regarding special management areas. Many of these are waterfront properties and it is wise to have the additional caution in the permitting process to ensure the best possible development in cases where the previously existing structures were well below modern standards.

I am hopeful that the SMA reviews and permitting for some properties, such as those in our condominium community, Puamana, and the other waterfront homes, should be expedited for building back to original. This will help the community heal as well as restore the classic appeal of Lahaina.

I have been coming to Lahaina and Puamana for 50 years. Many amazing family memories have been shared there and I look forward to many more with the current generations of our family.

Mahalo,

A handwritten signature in black ink, appearing to read "Bruce Johnson", with a long, sweeping horizontal line extending to the right.

Bruce Johnson
28-2 Puapake Pl
Lahaina

SB-1296

Submitted on: 2/2/2025 9:29:39 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Nancy Guju Collins	Individual	Support	Written Testimony Only

Comments:

Aloha Hawai'i legislators,

Lahaina needs your decisive action and strong statement in support of SB1296. Lahaina residents have lost so much time because of the stalling created by restricting permitting. My sister is a long time resident (over 40 years) and has always been a hardworking volunteer in Lahaina. She has worked for the townhome in Puamana that she and I share for our Ohana. She experienced the devastating fire surviving IN the ocean off Front St for 8 hours. The SMA valuation threshold MUST be increased to allow for this rebuild. As this delay continues, the costs just keep growing.

Please help the residents of Lahaina and vote in support of SB1296!

Mahalo,

Nancy Guju Collins

SB-1296

Submitted on: 2/2/2025 10:02:22 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
James Geiger	Individual	Support	Written Testimony Only

Comments:

I strongly support this measure to assist with the recovery of Lahaina and particularly the historic district.

I suggest that you amend the proposed new subsection (w) to put "all or partially" before the word "destroyed" in the third line to be consistent with the first line of the proposed amendment.

SB-1296

Submitted on: 2/2/2025 10:13:05 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
james and martha robinson	Individual	Comments	Written Testimony Only

Comments:

I'm writing this note on behalf of my wife and myself to encourage you to facilitate and support the safe reconstruction of the Lahaina waterfront businesses and the thousands of residential homes that were lost on August 8, 2023 with all speed.

I'm in my 77th year and my wife is close in age, (she prefers the exact dates not be entered in this note). I'm a retired high school and college teacher. My wife is a retired Neonatal Intensive Care Nurse. I'm also a Coast Guard licensed maritime captain with thousands of ocean miles spent mostly moving large sailing vessels up and down the coasts of Washington, Oregon and California. I also worked for a time with a division of the National Geographic Magazine in sailing a square-rigged vessel off Costa Rica to the Cocos Island. For years we have supported the Lahaina High School with volunteerism and monetary contributions. In September of 2023 I was honored to be contacted by Nainoa Thompson who requested my support using my local knowledge for their voyage of the Hokule'a down from Puget Sound to San Francisco. My family is of the ocean. Our hearts are on Maui. Our children and grandchildren need to return to the warm healing waters of Maui.

We purchased our home at 8-2 Pualoke Place in Lahaina almost 30 years ago. Our children were taught to honor the ocean by Al Nip, a teacher at Lahaina Luna and Donn Mitsuyuki, who worked in the Veteran's Affair office in Wailuku and also is the founder of Bruno Surfboards, as well and many other Hawaiians and residents.

We were in our home in Lahaina on August 8, 2023. Our daughter and her two children had left the island the day before. We spent the day watching with increasing concern and finally evacuated our residence around 1630 that afternoon. We spent the night with hundreds of other Lahaina residents in our cars up on the Bypass watching the town burn. We all had hope that our and our neighbor's homes would not be part of the conflagration. We were all wrong.

I don't need to tell you what needs to be done. You are well aware of how things could move forward quickly with your guidance and support. I'm sure you've read Lynn Barr's report of 1/10/25. Your staff has certainly read NOAA's research upgrades issued 2022. You've stated you wished to expedite the process of reviewing and issuing building permits. Given the last few days in watching LA burn my wife and I are reliving that day in August a couple years ago. The support systems for Ca and Hawaii are going to be challenged to breaking point. Please don't let Maui fall behind.

Help us.

Respectfully,

Jim & Martha Robinson

8-2 Pualoki Place

Lahaina

TESTIMONY IN STRONG SUPPORT OF SB1296

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee. Thank you for the opportunity to provide testimony in strong support of SB1296.

My family, who has native Hawaiian roots in Lahaina, is the fee simple owner of the Pioneer Inn property adjacent to Lahaina Harbor. The Pioneer Inn, which opened for business in 1901, was the oldest continuously operating hotel in Hawaii until it was destroyed in the August 8, 2023 wildfire. It is one of the few buildings that contribute to the National Historic Landmark (I use present tense here because the National Historic Landmark is still in effect). The hotel, restaurant, and retail businesses located at the Pioneer Inn provided hundreds of jobs.

If this bill is not passed, it is unlikely that the community will be restored.

County of Maui codes and laws deem reconstruction of destroyed properties in the historic district as new developments which require major SMA permits. Prior to the Lahaina fire, when the Planning Department was fully staffed and the volunteer commissions were fully functional and regularly meeting, the County processed less than 10 major SMA permits per year. Unless there is a change in law or an executive order exempting SMA permits for the historic district of Lahaina, there could be hundreds of SMA applications in the queue. Unfortunately, because of unclear requirements and the practical inability to process SMA permits, we are not aware of any commercial property owners spending money to prepare SMA applications. In our case, it would cost nearly \$500,000 to prepare the SMA application. A recent public statement from the Department of Planning regarding the Major SMA process included "The Planning Department is committed to creating a process to ensure adequate permit processing." The process is still being created 18 months after the fire.

The SMA process is a major roadblock to rebuilding historic Lahaina. All we want is for our property to be rebuilt to its former appearance, scale, and use; 'like for like' to what existed before the fire. Without your help, this is a practical impossibility for us and our neighbors.

Thank you for the opportunity to provide testimony. I humbly ask for your support of rebuilding Lahaina by passing this bill.

G. Warren Freeland
46 Leiohu Circle
Makawao, HI 96768
(808) 276-5999

gwarrenfreeland@gmail.com

SB-1296

Submitted on: 2/2/2025 11:05:15 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Marie Sweetland	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair Inouye and members of the Committee,

Mahalo nui loa for seeking the testimony of the citizens of Lahaina who have been impacted by the wildfire of August 8, 2023. I am one of many.

My family's home was destroyed along with many others that day.

As written, SB1296 does not do enough to allow the community to turn the corner and begin the rebuild.

Regarding SMA permitting caps: The proposed cap of \$750K for SMA major is still too low. Today's construction costs far exceed this amount for properties that were completely destroyed. I ask the committee to consider a new idea. A higher cap, created by using a *case-by-case formula*, based on prevailing construction costs & original dwelling square footage. In other words, a "*cap rate per square foot*". The SMA major cap would vary per structure, based on size of dwelling. This special "*cap rate per square foot*" *could be an exception that is only applied to dwellings destroyed by natural disaster*, such as a wildfire.

The prevailing construction cost research could be acquired by mandating that the property owner submit 3 bids from HI licensed contractors to the County Planning office. Planning could make a determination on permit cap based on an average of the bids or other rule as determined by the State or Local government for SMA major calculation.

Mahalo for your consideration.

With Aloha,

Marie Sweetland

My destroyed home was at 57-2 Pualoke Pl, Lahaina HI 96761

I

SB-1296

Submitted on: 2/2/2025 11:35:19 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Elizabeth Koller	Individual	Support	Written Testimony Only

Comments:

I'm writing in support of SB1296. Easing permit restrictions and increasing SMA valuations will help expedite rebuilding in the Lahaina National Historic Landmark District. This is a crucial step in restoring the economic and cultural heart of West Maui.

While SB1296 is targeted toward the downtown district, it does nothing for many other residents, like my sister, who are also struggling to rebuild. Permit restrictions and high construction costs make it difficult, if not impossible, for many to return home. The longer people have to wait for permits, the more expensive materials and labor will become.

The economic and financial toll on those affected by the fires are shared by all fire survivors, not just those whose properties are in the Lahaina National Historic Landmark District. Every fire survivor deserves the opportunity to restore their homes and lives expeditiously, without undue governmental and financial restraints.

SB-1296

Submitted on: 2/2/2025 11:58:46 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Thomas Mulvihill	Individual	Support	Written Testimony Only

Comments:

My sincere, sincere thanks for favorably considering this Bill. The reconstruction of the Historic Area is essential to the economic and spiritual health of Maui.. This horrible scar on our dear town will never heal unless the community rebuilds. Allowing the immediate rebuilding in the District is such a positive step forward. Seeing reconstruction cost skyrocket daily leaves many of us with a feeling of hopelessness that we might never be able to afford to have our community made whole again in our lifetime. Thank you again for supporting this Bill!!!!

SB-1296

Submitted on: 2/2/2025 12:34:23 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
Heather Napela Williams	Individual	Support	Written Testimony Only

Comments:

WRITTEN TESTIMONY IN STRONG SUPPORT OF SB1296

Aloha e Chair Inouye, Vice Chair Elefante, and distinguished members of the committee.

Mahalo for the opportunity to provide testimony in strong support of SB1296

My name is Heather Napela Williams. I am the great-granddaughter of Lucy Napela Kaukau Furtado and Antonio Dias Furtado. Grandma Lucy was a teacher for years at Kamehameha III Elementary. Vuvu (my great-grandfather) was a butcher and then became the Lahaina Postmaster. Over 100 years ago, they worked hard and bought several buildings at 693-711 Front Street and 754 Front Street. These buildings were tragically destroyed in the Lahaina fires of August 2023.

I am writing today in strong support of SB1296. Thank you for introducing an essential bill which will help countless Lahaina families.

Our family has so many cherished memories of Lahaina, and we treasure these properties. They not only provide critical financial income for our kupuna, but they have kept our ohana close as we have worked together over the years to maintain them. They also provide numerous jobs and support the local economy. As a Kanaka Maoli family, we understand the history of this community and deeply respect the land and sea. We strongly believe we can rebuild in a way that honors our culture while being economically responsible. This bill allows us to rebuild Front Street with sensitivity to the cultural and historical significance of the area. It provides the opportunity to restore the character of Lahaina in a way that respects its heritage while also supporting economic growth. This balance is key to a sustainable future for our community.

We are simply trying to rebuild what we lost in the devastating Lahaina fires. SB1296 would be a huge help in doing this. My ohana strongly supports SB1296 and we hope that you will too.

Mahalo nunui for your time and attention to this matter.

Sincerely,

Heather Napela Williams

4375 Aukai Avenue

Honolulu, HI 96816

808-383-9928

Signed on behalf of myself and my `ohana:

Maile and Owen Williams (my parents)

Nathan Earl Smith, Nathan Punahele William Smith, & Elijah Kaliko Carter Smith (my husband and children)

Chair Inouye
Vice Chair Elefante

DATE: February 3, 2025
TIME: 1:06 pm
PLACE: Conference Room 229
State Capitol
415 South Beretania Street

TESTIMONY IN STRONG SUPPORT OF **SB1296**
Testimony of **SB1296**

Aloha e Chair Inouye, Vice Chair Elefante, and members of the committee:

Thank you for the opportunity to provide testimony in strong support of SB1296. I support this bill because it provides the much-needed assistance and regulatory process considerations we need to rebuild our property and restore our town of Lahaina following the destruction caused by the Maui Wildfires in August 2023.

As residents of Lahaina for nearly two decades, we lost our home at 23-1 Pualei Drive, Lahaina, HI, in the Lahaina National Historic District and special management area. Despite exhaustive efforts to comply with the permitting requirements for impacted residents to initiate rebuilding, we find ourselves constrained by regulations and processes that do not facilitate rebuilding what was lost. This bill will help guide the Maui County Planning Department and State Historic Preservation Division to remove hurdles that adversely affect those replacing homes and businesses destroyed in the fires.

We were blessed to raise our family in Lahaina, where the deep appreciation of community and tangible cultural history is so prevalent. Our children grew up along Front Street and the shores from Puamana to Mala. The loss of Lahaina is indescribable. The sooner we can restore it, the more likely local business owners and residents, like ourselves, will be able to overcome our financial challenges and uncertainty. We hope our children will return to their childhood home and that their children will be able to experience the beauty and sense of place that we have known.

Many folks are in the same position we find ourselves in: a home, business, and community was lost, mortgages and association fees are still due, and qualification for FEMA assistance was absent. Our ability to return to Lahaina and for our children to remain in Hawaii is reliant on this legislation and other bills that facilitate rebuilding what we had before.

Considering this bill, I strongly support an amendment to provide an exemption for special management area permits to all properties located in Lahaina, regardless of their location

within the Lahaina National Historic Landmark District. Many properties both north and south of the boundary should be granted the same exemption consideration this bill is intended to provide.

I humbly request your support for our community and passing this bill.

Thank you for the opportunity to provide testimony.

Bryan Bo McKuin
Hannan McKuin
118 Lei'ohu Circle
Makawao, HI
(808) 268 3105/ bomckuin@gmail.com

LATE

SB-1296

Submitted on: 2/2/2025 6:02:22 PM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
hayden pogni	Individual	Support	Written Testimony Only

Comments:

Aloha,

I lost two businesses in the Lahaina fire, and my family is struggling to make ends meet. I am embarrassed by the county's lack of urgency in rebuilding. I am appalled by the strong focus on eliminating businesses in Lahaina, stalling building permits, and the attempted theft of pre-fire zoning rights.

We lost a LEGAL short-term rental (STR) in Lahaina — a beautiful plantation house built in 1940. We remodeled it to restore its historical beauty. This property was zoned B2 and employed many hardworking local families, including house cleaners, landscapers, handymen, plumbers, electricians, and more. I should also mention the guests who stayed at our house and supported the local shops and restaurants, contributing to the Lahaina economy.

We lost a hair salon called Soleil Luna that employed local people and provided a service to our community.

Your lack of urgency is destroying our people and our town. We may have to move due to the slow pace of recovery. Many locals are leaving because they can no longer hold on. It shows a complete lack of business sense to place a price tag on the SMA (Special Management Area) exemption. Have you built anything on Maui?

We need immediate action to rebuild and support the community that makes Lahaina unique.

Mahalo,

SB-1296

Submitted on: 2/3/2025 7:18:57 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

LATE

Submitted By	Organization	Testifier Position	Testify
Christopher DeMoville	Individual	Support	Written Testimony Only

Comments:

I support this measure with amendments. As a former committee clerk and planning consultant for Maui projects, SMA major and minor permitting can present a massive obstacle to a quick rebuild.

I would raise the limit threshold from \$750k to \$1 million, based upon average [Lahaina home prices](#).

Thank you for the opportunity to submit testimony.

Chris DeMoville

LATE

SB-1296

Submitted on: 2/3/2025 7:45:38 AM

Testimony for WTL on 2/3/2025 1:06:00 PM

Submitted By	Organization	Testifier Position	Testify
James Kimo Falconer	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Inouye, Vice Chair Elefante and members of the WTL committee.

I am writing to ask you to support SB 1296. The town of Lahaina has been waiting 15 months for measures and allowances to assist the rebuilding effort. Many folks outside of Lahaina hear that rebuilding is taking place, but do not realize the serious issue happening to those who lost everything in the commercial and waterfront areas. After all this time we have not been given any means to move forward where in actuality, the effort has been to not allow anything at all by creating new rules to make it harder.

My family ran the historic Pioneer Inn hotel. There are many others exactly like us whose structures and businesses made Lahaina what it was 100 years before this fire and were still there the morning of August 8, 2023.

This bill will put us on the needed track to rebuild the SAME town without the monumental and expensive task of complying with the SMA process.

I thank you for the opportunity to share my concerns with you in this testimony.

Mahalo,

James Kimo Falconer.