

**Voluntary Long-Term Protection of Agricultural Land in Hawaii**  
UH Subcontract to Oahu RC&D (Western SARE Project)  
Mid-Project Status Report

*Following is a brief summary of activities by Task. Status as of December 1, 2010.*

**1. Develop training materials and fact sheets.**

Training materials and fact sheets were produced.

**2. Coordinate five (5) workshops highlighting the use of conservation easements to protect agricultural land. Workshops will be held on the islands of Oahu, Kauai, Maui, Molokai and Hawaii.**

Workshop status by island:

Oahu: Held 9/13/10 at Hawaii Agriculture Research Center in Kunia. 54 people.

Hawaii: Held 9/28/10 at Anna Ranch Heritage Center in Waimea. 50 people.

Maui: Tentatively scheduled for January 13, 2011.

Kauai: Tentatively scheduled for February 17, 2011

Molokai: On hold due to lack of interest from Molokai Land Trust.

\* sign-in sheets, agendas and evaluation forms attached to this report.

**3. Coordinate one (1) statewide workshop on voluntary agricultural protection.**

No progress to date. Anticipate workshop to be held summer 2011.

# Conservation Easements

## – An Important Tool in Hawaii’s Sustainability Toolbox

September 13, 2010. A workshop highlighting land preservation tools that communities and landowners can utilize to achieve their sustainability goals. Hosted by the Hawaii Agriculture Research Center.

### Agenda (9:00am to 12:00pm)

Welcome, Housekeeping, Etc

- Jean Brokish, Oahu Resource Conservation and Development Council

An Introduction to Conservation Easements

- Jody Kaulukukui, The Nature Conservancy

Meet your Local Land Trusts

- Cynthia Rezentes, Oahu Land Trust
- Doug Cole, North Shore Community Land Trust

Land Preservation Strategies

- Sheri Mann, DLNR-Division of Forestry and Wildlife

- *Break* -

Programs to Support Land Preservation and Conservation Easements

- Jeff Harlow, USDA-Natural Resources Conservation Service
- Molly Schmidt, Hawaii Legacy Land Conservation Program
- Kevin Chang, Clean Water and Natural Lands Commission
- Irene Sprecher, DLNR-Division of Forestry and Wildlife

Working With Landowners and Putting the Tools Together

- Lea Hong, Trust for Public Land

Leaving a Legacy

- Blake Vance, Hawaii Agriculture Research Center

Q&A / Evaluation

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This project is a cooperative effort of the UH- College of Tropical Agriculture and Human Resources, the Oahu Resource Conservation and Development Council, the Natural Resources Conservation Service, and the Trust for Public Land. Funding for the workshop comes from the USDA-Sustainable Agriculture Research and Education Program.



# Conservation Easement Workshop

## Hawaii Agriculture Research Center, Kunia, Hawaii

### September 13, 2010

Thank you for attending the workshop highlighting various land preservation tools. Please take a few minutes to fill out this evaluation form and help us make future workshops more effective. Place this completed form in the box on the registration table. Thank you!

*Total of 27 forms received. Red numbers show responses – if total does not equal 27, then no response was given.*

1. The information presented at the workshop was valuable and useful to me.  
 Strongly Agree (15)    Agree (12)    Disagree    Strongly Disagree
2. The information was easy for me to understand.  
 Strongly Agree (11)    Agree (14)    Disagree (2)    Strongly Disagree
3. The presentations on Conservation Easements, Land Trusts and Land Preservation Strategies were of interest to me.  
 Strongly Agree (18)    Agree (9)    Disagree    Strongly Disagree
4. The information presented increased my understanding of how Conservation Easements can help communities and landowners achieve land preservation goals.  
 Strongly Agree (13)    Agree (13)    Disagree    Strongly Disagree
5. The information presented on various Federal, State and County programs that support conservation easement acquisitions was of interest to me.  
 Strongly Agree (11)    Agree (16)    Disagree    Strongly Disagree
6. The information presented increased my understanding of how these different programs can be used by communities and landowners in Hawaii.  
 Strongly Agree (9)    Agree (18)    Disagree    Strongly Disagree
7. Because of this workshop, I will take at least one step to encourage landowners, land use professionals or community leaders to learn about land preservation strategies and conservation easements.  
 Strongly Agree (12)    Agree (14)    Disagree    Strongly Disagree  
*One strongly agreed with 3 exclamation points*
8. I would recommend this workshop to others.  
 Strongly Agree (12)    Agree (14)    Disagree    Strongly Disagree

**Comments:** *(feel free to write additional comments on the back)*

What did you like most about this workshop?

Having so many presenters together

Speakers provided a nice overview with the understanding that we would contact them in the future with specific questions

Many relevant handouts

Intro to CEs, land strategies and leaving a legacy  
Speakers were very knowledgeable about different programs  
Variety  
Variety of speakers, including “practitioners” and success stories  
I am a lay person in ag. This was helpful in my growth.  
Good mix of presenters  
Comprehensive  
Provided examples (MAO, HARC, etc.)  
Speakers and the handouts – very useful  
Learning about conservation easements.  
Good speakers overall.  
Q&A sections  
Very very informative. It had so many tools, info, resource and people to turn to for help  
Various speakers, handouts (folder) for further reading and reference

### **What could have been improved about this workshop?**

Provide speakers names / contact info with ppt (some did, some did not provide)  
Acoustics and temperature  
Other landowner examples of how they used the programs  
Environment  
Talk more about practical aspects: how to specifically work with different agencies, how programs work together.  
It was really hot. Nice location but really hot, maybe should've been done at night at this building.  
Some of the topics were redundant.  
It was too hot  
The heat was rather uncomfortable to sit through for the duration

### **What other topics would you like to see incorporated into future workshops?**

Hear from a landowner who has gone through some of the processes we have heard about today  
How to put all the programs together to meet the landowner's goals  
Ag land appraisals  
Have Land and Water Conservation Fund info (more on recreation side)  
I'd like to see an example of what a landowner had to do (step-by-step) in order to have a conservation easement dedication on their land.  
Less presenting, more Q&A so that experts can share experience with audience in most relevant way.  
Additional partnership orgs (military?)  
Guide for researching properties and landowners

# CONSERVATION EASEMENTS

## - An Important Tool in Hawaii's Sustainability Toolbox

September 28, 2010. A workshop highlighting land preservation tools that communities and landowners can utilize to achieve their sustainability goals. Held at the Anna Ranch Heritage Center, Kamuela, Hawaii.

### Agenda (9:00am to 12:00pm)

Welcome, Housekeeping, Etc

- Jean Brokish, Oahu Resource Conservation & Development Council

An Introduction to Conservation Easements

- Greg Hendrickson, The Law Offices of Gregory D. Hendrickson

Meet your Local Land Trust

- Doug Sensenig, Hawaii Island Land Trust

Land Preservation Strategies

- Sheri Mann, DLNR-Division of Forestry and Wildlife

- Break -

Programs to Support Land Preservation and Conservation Easements

- Jeff Harlow, USDA-Natural Resources Conservation Service
- Molly Schmidt, Hawaii Legacy Land Conservation Program
- Ken Van Bergen, Hawaii County Open Space Preservation Program
- Irene Sprecher, DLNR-Division of Forestry and Wildlife

Working with Landowners to Put the Tools Together

- John Henshaw, The Nature Conservancy

Leaving a Legacy

- David and Josephine DeLuz, Kūka'iau Ranch

Q&A / Evaluation

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*Photo by Rob Shallenberger*

# Conservation Easement Workshop

Anna Ranch Heritage Center, Kamuela, Hawaii

September 28, 2010

Thank you for attending the workshop highlighting various land preservation tools. Please take a few minutes to fill out this evaluation form and help us make future workshops more effective. Place this completed form in the box on the registration table. Thank you!

*Total of 25 forms received. Red numbers show responses - if total does not equal 25, then no response was given.*

1. The information presented at the workshop was valuable and useful to me.  
 Strongly Agree (13)     Agree (12)     Disagree     Strongly Disagree
2. The information was easy for me to understand.  
 Strongly Agree (9)     Agree (16)     Disagree     Strongly Disagree
3. The presentations on Conservation Easements, Land Trusts and Land Preservation Strategies were of interest to me.  
 Strongly Agree (15)     Agree (9)     Disagree     Strongly Disagree
4. The information presented increased my understanding of how Conservation Easements can help communities and landowners achieve land preservation goals.  
 Strongly Agree (14)     Agree (11)     Disagree     Strongly Disagree
5. The information presented on various Federal, State and County programs that support conservation easement acquisitions was of interest to me.  
 Strongly Agree (13)     Agree (12)     Disagree     Strongly Disagree
6. The information presented increased my understanding of how these different programs can be used by communities and landowners in Hawaii.  
 Strongly Agree (11)     Agree (14)     Disagree     Strongly Disagree
7. Because of this workshop, I will take at least one step to encourage landowners, land use professionals or community leaders to learn about land preservation strategies and conservation easements.  
 Strongly Agree (14)     Agree (11)     Disagree     Strongly Disagree
8. I would recommend this workshop to others.  
 Strongly Agree (18)     Agree (7)     Disagree     Strongly Disagree

**Comments:** *(feel free to write additional comments on the back)*

What did you like most about this workshop?

Straight forward easy to understand presentations.

Information on conservancy – Hawaii Legacy Land Conservation Program

Clearer than last workshop.

Very good to have landowners speak about their easement contract

Well organized

Thanks for letting Keith tell his side of the story

The process being laid out and the purposes applicable. Also, the different funding sources

Meeting and broadening(???) land stewards connections to each other.  
The lawyer's explanations were good.  
Good time management; slides / power point good  
Greg Hendrickson's introduction / overview and John Henshaw's "working together" wrap-up  
Good coverage / presentations  
Good location. Good organization. Well run  
Speakers were the people who are involved - that's very helpful  
The actual facts and numbers of conservation taking off  
Informative and descriptive.  
The Land Legacy Presentation information was very good.  
It brought many partners for this cause together. Partnerships are essential in this kind of work.

### **What could have been improved about this workshop?**

More time for Q&A  
More time needed to further delve into programs available.  
Longer Q&A period after each speaker  
Would be good to show some differences in easement holders such as process to sell property.  
Detailed, real-world example of small landowner acquisition  
The word land stewards rather than landowners promotes conservation.  
Opening the floor for feedback will increase questions during the presentation.  
A step-by-step scenario walk through an easement acquisition – real or fictional – would be helpful.  
More info from Greg and John  
Work together to reach out to more landowners  
More show and tell with landowners who have CEs  
Too short. Not enough detail  
Extended Q&A/ discussion (moderated) would have been great  
More case studies on what has been done, less info on rules and details  
Much more time for Q&A after each talk. Make it more of a dialog.  
More time – full day needed.  
Invite state Fish and Wildlife and Federal F&W to speak. Get RC&Ds to attend.

### **What other topics would you like to see incorporated into future workshops?**

Transfer of Development Rights and Purchase of Development Rights and the process associated with the programs including funding.  
Invite rep from IRS to address the issue like McCandless  
Funding for first time buyers for conservation.  
Grants through conservation easements for reforestation, native species protection, invasive species control, etc.  
The government agencies haven't demonstrated a good track record in land stewardship. I'd like to hear management plans to re-establish trust.  
Intro / Overview: Putting it all together  
Landowner's perspective  
This is my first exposure to CEs so I did not understand or absorb everything I heard, but I did learn.  
Please remind presenters that not everyone in their audience is fully cognizant of what they are saying, or understands their language.  
Case examples – of finances/ taxes / applications – how it all fits together  
Field visits  
More federal program info (grants)  
Why should landowners consider a conservation easement?  
What are the limitations of a conservation easement?  
Scenarios – case examples. Tips from those that have put easements in place. Maybe step by step things to accomplish to make sure project is successful.