

From: [Thibert Lussiaa](#)
To: [Planning LPC Testimony](#)
Subject: Use permit 07-000019
Date: Monday, April 20, 2026 8:16:46 AM

Dear Planning Commission Team,

It is an honor to provide this letter of recommendation for Mr. Greg Hartman. As a hanai son of a third-generation Big Island ohana, my personal perspective is deeply rooted in the history and community of this land. My grandfather Thomas Adarme came from the small fishing village of Miloli'i, and my grandmother Maggie Adarme was from Pahala on the Hamakua coast. They met at Honokohau Beach, currently known as Honokohau National Park. They eventually raised my mother, Angie, and four of her siblings on a coffee farm in Holualoa before moving to Kalaoa. Growing up, picking coffee taught me the value of hard work and patience. Starting humbly as a dishwasher and food server eventually led me into the construction and hospitality industries.

I first met Mr. Hartman and his ohana in 1997 while working at the Four Seasons Hualalai. In 2000, I was fortunate enough to be part of Greg's first development project on the Big Island, Kuki'o. Throughout my years in hospitality, I have seen many Malahinis come and go, but Greg stands out because of his consistency and his heart for the people of our Kona community.

I have watched his journey closely for nearly three decades. The lessons and opportunities from projects like his were invaluable in helping me pursue my dream of acquiring my own hotel with my partner and investors. Previously it was the Kona Seaside; now it's the Pacific 19 hotel. I never imagined that a local boy from Kalaoa could own a hotel in his own backyard. It often feels like David vs Goliath in an industry dominated by global giants. My story is a testament to the environment Greg creates. He builds more than just resorts, he builds and reinvests in the soul of the place and the people around him.

Our current Mayor, Kimo Alameda, once noted, "That being Kama'aina is defined not by skin color, but by a person's full commitment to Hawai'i and their desire to finish their life here". Greg has lived this truth. He is now a full-time resident whose commitment to Hawai'i is evident in his actions. Whether leading the redevelopment of the Four Seasons Hualalai after the 2011 tsunami, organizing fundraisers for Hawaii Veterans, or repositioning the Mauna Lani Hotel in 2018, Greg has always prioritized the local community first. He ensures employees have careers that sustain their families and offers the Kuki'o Scholarship Educational Fund to support their children's education. Furthermore, he supports local vendors and small businesses, treating the local supply chain as the lifeblood of all of his projects.

I do not give my recommendation lightly. I know the difference between a developer who just takes and a steward who listens and contributes. Greg is a man of integrity who believes that development should benefit the entire community and everyone who lives and works there. I am proud to call him a friend and a peer in this industry.

I fully support his request for Site M extension for the following reasons:

Experience & Strategic Location: Greg has a proven track record of success, demonstrated by his accomplishments along the Kohala Gold Coast and Mauna Lani hotels.

Smart Stewardship: Reducing the development's density and eliminating the 3-hole golf amenity demonstrates a rare commitment to smart development that prioritizes the land over maximum profit.

Community Safety: His commitment to fund and build an emergency access road connecting the resort to the fire station is a significant contribution to public safety and essential infrastructure.

Local Job opportunities: Site M will provide many job opportunities for generations to come, allowing our Kama'aina to stay and work on the island.

I wholeheartedly trust his vision and truly believe it will be a net positive for our island's future.

Mahalo for taking your time to allow me to advocate for and support Mr Greg Hartman and this endeavor.

Mahalo,

Thibert Lussiaa
Ownership, Pacific 19 Hotel
Sons of Kalaoa
808-895-1962
Thibert@nine-brains.com