



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

ISSUANCE OF THIRTEEN (13) REVOCABLE PERMITS TO HAWAII STEVEDORES, INC. TO REPLACE EXISTING REVOCABLE PERMIT NOS. H-96-1912, H-05-2506, H-09-2651, H-11-2706, H-15-2775 SITUATED AT PIERS 1 AND 2, HONOLULU HARBOR, OAHU, TAX MAP KEY NO. 1ST/2-1-015:009 (PORTION), GOVERNOR'S EXECUTIVE ORDER NO. 4238.

LEGAL REFERENCE:

Sections 171-13 and 171-55, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Hawaii Stevedores, Inc., ("Applicant"), is a domestic profit corporation, whose business registration address is 1003 Bishop Street, Suite 1600, Pauahi Tower, Honolulu, Hawaii 96813; and, mailing address is 1601 Sand Island Parkway, Honolulu, Hawaii 96819.

CHARACTER OF USE:

Stevedoring service operation, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo at Piers 1 and 2, Honolulu Harbor.

LOCATION:

Portion of governmental lands situated at Honolulu Harbor, Oahu, Tax Map Key No. 1ST/2-1-015:009 (Portion), Governor's Executive Order No. 4238, as shown on the attached map labeled Exhibit "A."

COMMENCEMENT DATE:

April 1, 2019

TRUST LAND STATUS:

Subsection 5(b) of the Hawaii Admission Act (ceded lands).

CURRENT USE STATUS:

Applicant occupies Piers 1 and 2 of Honolulu Harbor to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. Currently, Applicant has five (5) existing month-to-month permits. Applicant requests new and updated permits be issued to replace the current permits.

LAND TITLE STATUS:

Acquired by the Department of Transportation, Harbors Division (DOT Harbors), through eminent domain proceedings; issuance of Governor's Executive Order No. 4238.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from Office of Environmental Quality Control requirements pursuant to Hawaii Administrative Rules 11-200-8(a), Exemption Class 2: where "replacement or reconstruction of existing structures and facilities where the new structure will be located, generally on the same site, and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced."

APPLICANT REQUIREMENTS:

REMARKS:

Currently, the Applicant has five (5) existing month-to-month permits to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. The DOT Harbors has been reviewing all month-to-month permits to ensure compliance with and applicability HRS §171-55. To do so, the DOT Harbors is currently in the process of re-issuing all current revocable permits to accurately describe current land usage, designated permit locations as well as updating monthly rental charges to appraised market value.

AREA: See attached Exhibit "B"

| AREA | TAX MAP NUMBER | DESCRIPTION | TYPE | SQ. FT. | RATE PER SQ. FT. | MONTHLY RENTAL CHARGE | SECURITY DEPOSIT |
|------|---------------------|--------------------------------|-------|---------|------------------|-----------------------|------------------|
| 1 | (1) 2-1-015:009 (P) | Reefer plugs and easement | Paved | 3,812 | \$ 0.78 | \$ 2,973.36 | \$ 5,946.72 |
| 2 | (1) 2-1-015:009 (P) | Two (2) Office Trailers | Paved | 696 | \$ 0.78 | \$ 542.88 | \$ 1,085.76 |
| 3 | (1) 2-1-015:009 (P) | Office Trailer | Paved | 187 | \$ 0.78 | \$ 145.86 | \$ 291.72 |
| 4 | (1) 2-1-015:009 (P) | Gate Trailer | Paved | 329 | \$ 0.78 | \$ 256.62 | \$ 513.24 |
| 5 | (1) 2-1-015:009 (P) | Cargo Office Trailer | Paved | 1498.5 | \$ 0.78 | \$ 1,168.83 | \$ 2,337.66 |
| 6 | (1) 2-1-015:009 (P) | Cargo Processing Center | Paved | 5,312 | \$ 0.78 | \$ 4,143.36 | \$ 8,286.72 |
| 7 | (1) 2-1-015:009 (P) | Cargo Area 1 | Paved | 4,176 | \$ 0.78 | \$ 3,257.28 | \$ 6,514.56 |
| 8 | (1) 2-1-015:009 (P) | Cargo Area 2 | Paved | 1,690 | \$ 0.78 | \$ 1,318.20 | \$ 2,636.40 |
| 9 | (1) 2-1-015:009 (P) | Yard Trailer Office | Paved | 520 | \$ 0.78 | \$ 405.60 | \$ 811.20 |
| 10 | (1) 2-1-015:009 (P) | Yard Security Office | Paved | 80 | \$ 0.78 | \$ 62.40 | \$ 124.80 |
| 11 | (1) 2-1-015:009 (P) | Mobile Crane Maintenance Shop | Paved | 4,315 | \$ 0.78 | \$ 3,365.31 | \$ 6,730.62 |
| 12 | (1) 2-1-015:009 (P) | Stevedore Maintenance Facility | Paved | 4,147 | \$ 0.78 | \$ 3,234.66 | \$ 6,469.32 |
| 13 | (1) 2-1-015:009 (P) | Gasoline Storage Tank | Paved | 315 | \$ 0.78 | \$ 245.70 | \$ 491.40 |

| | |
|---------------------|---------------------|
| \$ 21,120.06 | \$ 42,240.12 |
|---------------------|---------------------|

| | |
|-----------------------------|-------------------------------|
| Total Monthly Rental | Total Security Deposit |
|-----------------------------|-------------------------------|

CONSIDERATION:

Determined by appraisal by Hastings, Conboy and Associates, Ltd., as of April 1, 2017 for Revocable Permits in Honolulu Harbor.

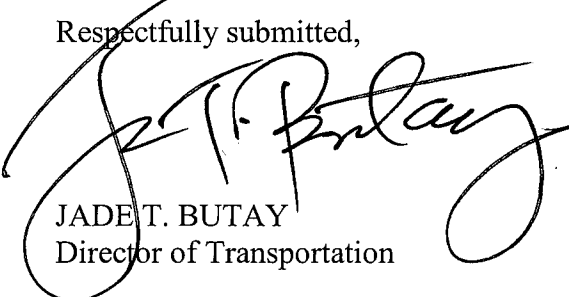
ZONING:

| | |
|------------------------------|--------------------------------|
| State Land Use Commission: | Urban |
| City and County of Honolulu: | Waterfront Industrial Precinct |

RECOMMENDATION:


That the Board authorize the DOT Harbors to issue the Applicant thirteen (13) revocable permits for the above stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE CASE
Chairperson and Member
Board of Land and Natural Resources

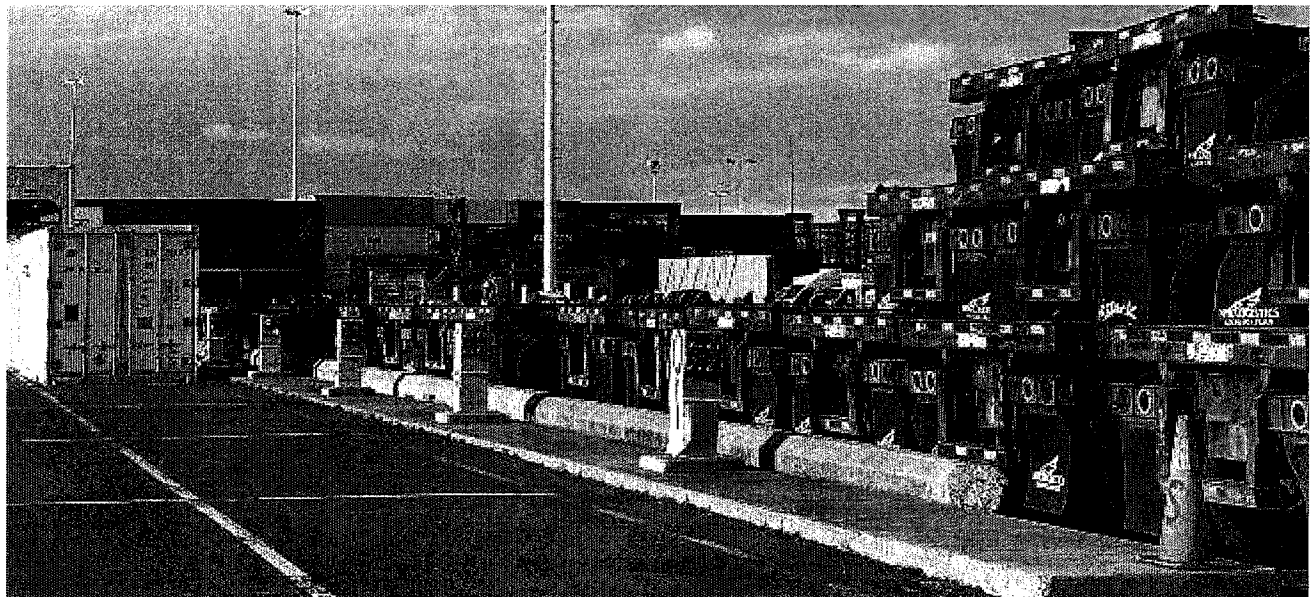
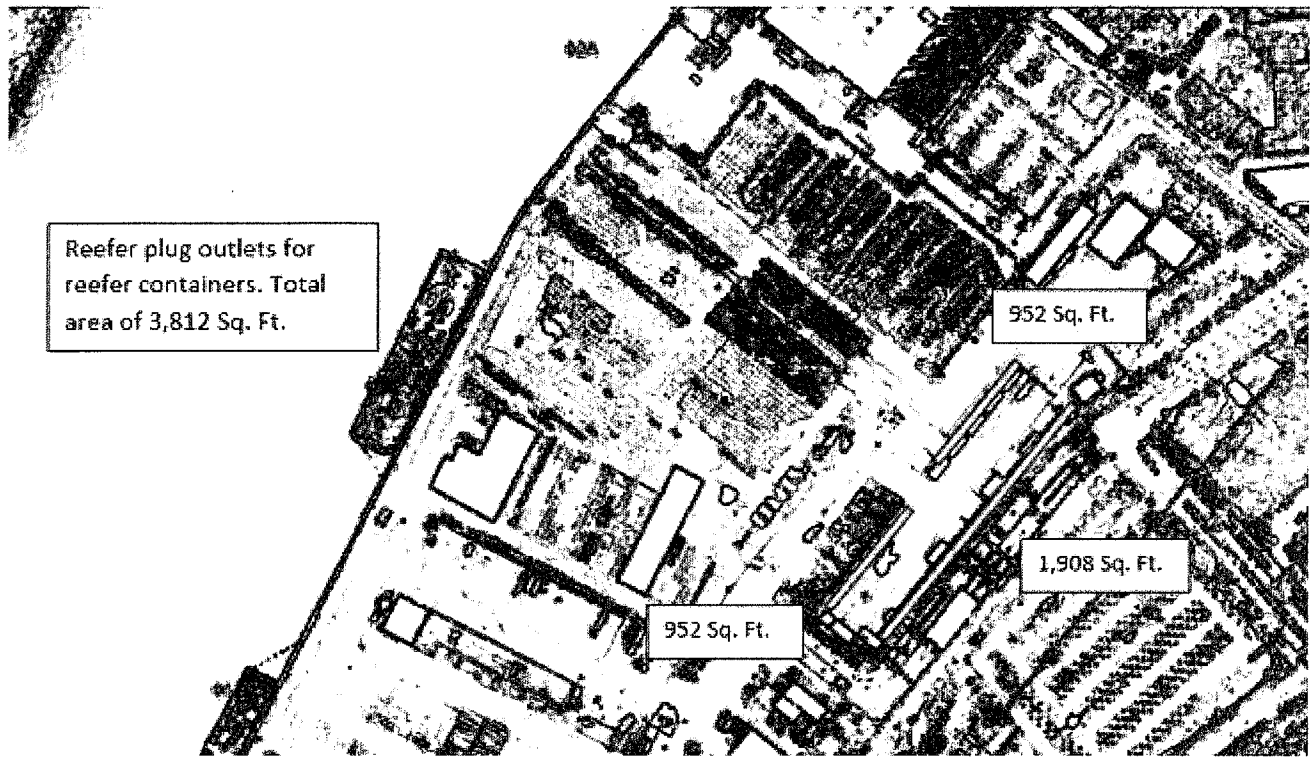
Atts: Exhibits "A" and "B"

HAWAII STEVEDORES, INC.

EXHIBIT "A"

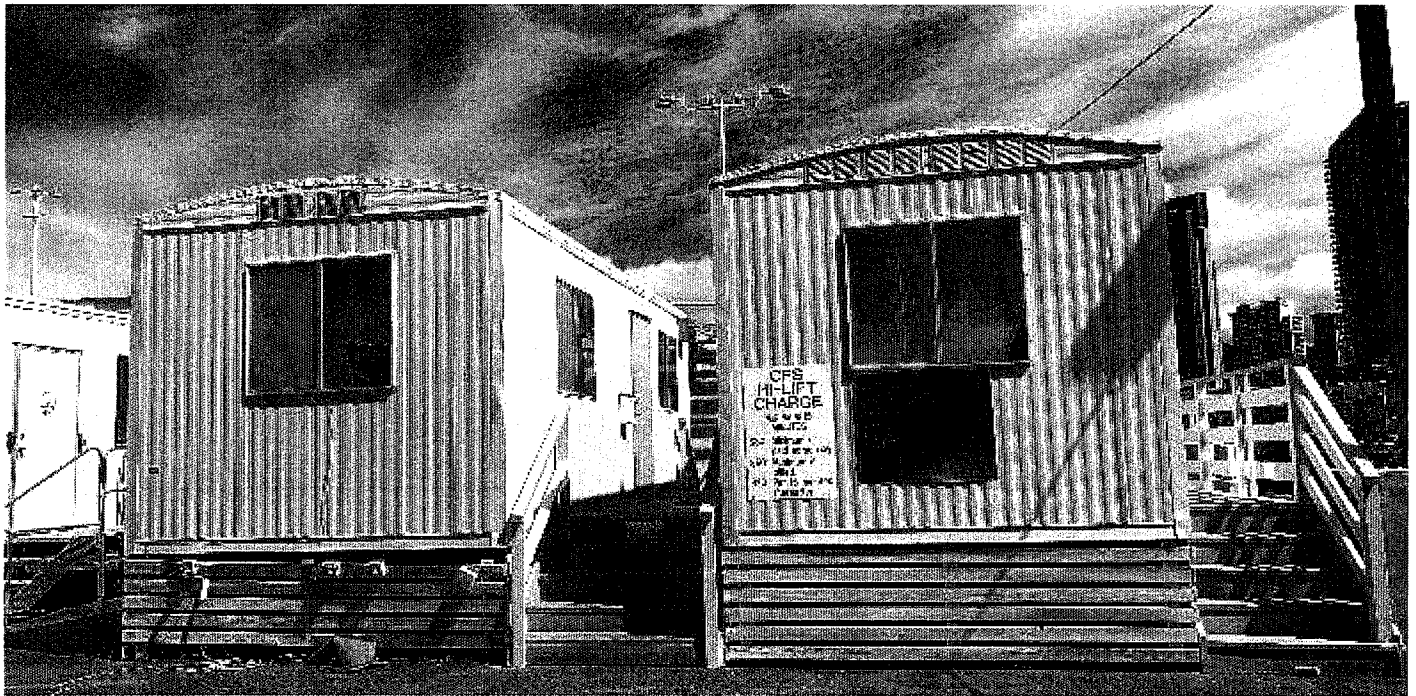
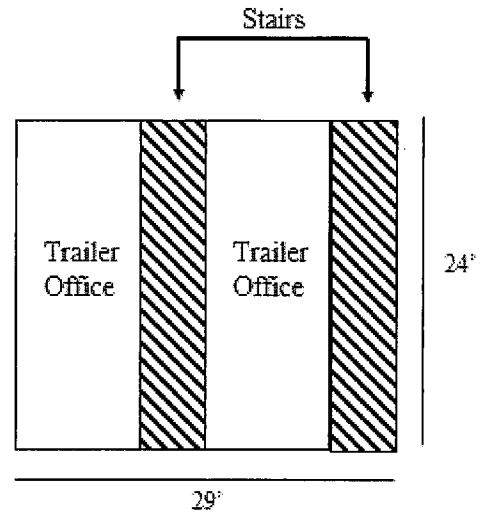


Area 1 – Reefer plug outlets and easement



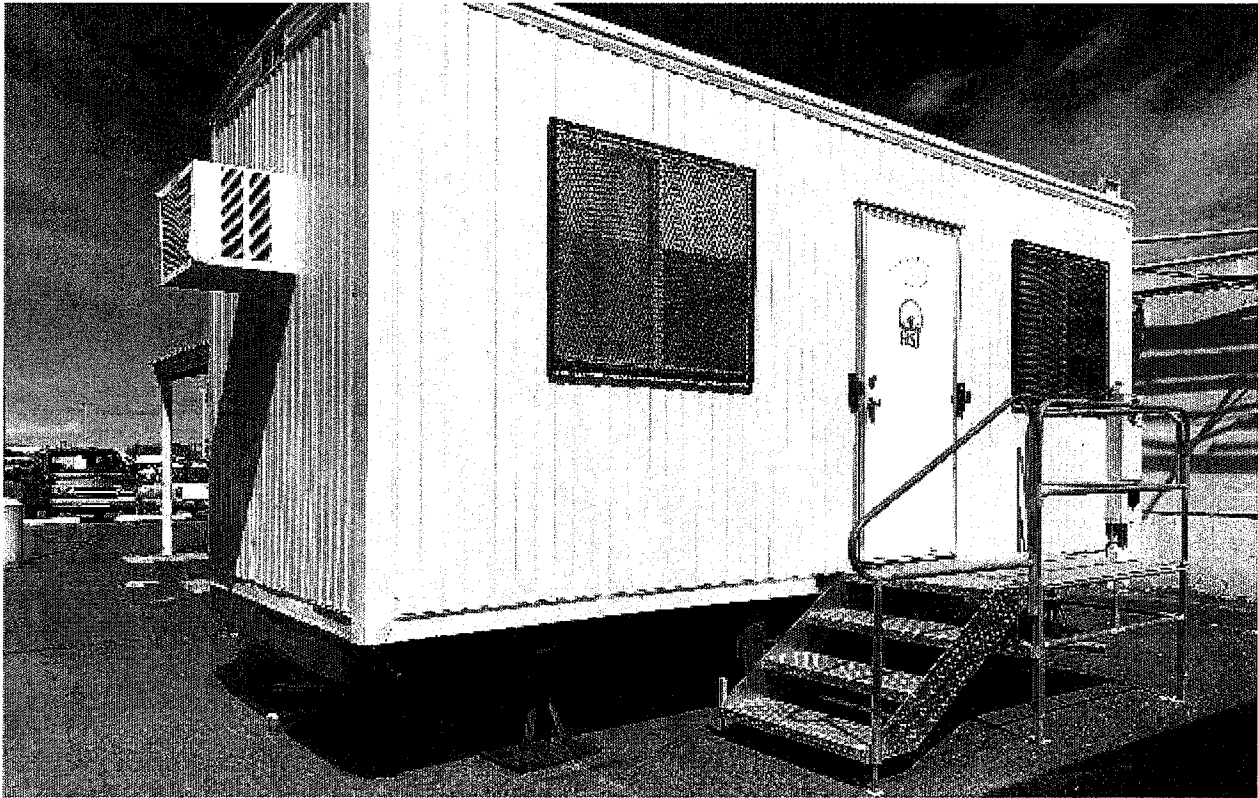
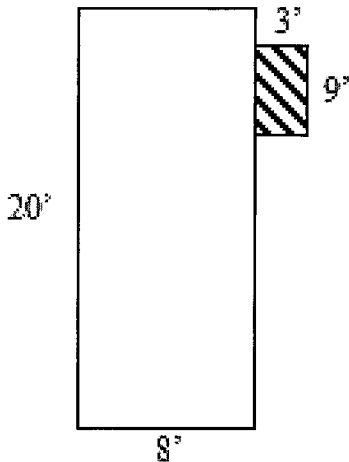
| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------------------|-------------------------------|-------|------------|-----|-------|-----------|-----------------|
| 1 | (8) Reefer plugs and easement | Paved | 4 | 238 | 952 | \$ 0.78 | \$ 742.56 |
| | (8) Reefer plugs and easement | Paved | 4 | 238 | 952 | \$ 0.78 | \$ 742.56 |
| | (9) Reefer plugs and easement | Paved | 4 | 477 | 1908 | \$ 0.78 | \$ 1,488.24 |
| TOTAL SUM | | | | | | \$ | 2,973.36 |

Area 2 – Two (2) Office Trailers



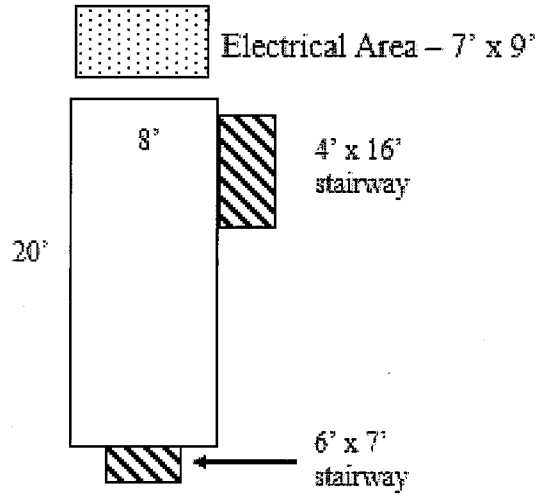
| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------|-------------------------|-------|------------|----|-------|---------|-----------|
| 2 | Two (2) Office Trailers | Paved | 24 | 29 | 696 | \$ 0.78 | \$ 542.88 |

Area 3 – Office Trailer



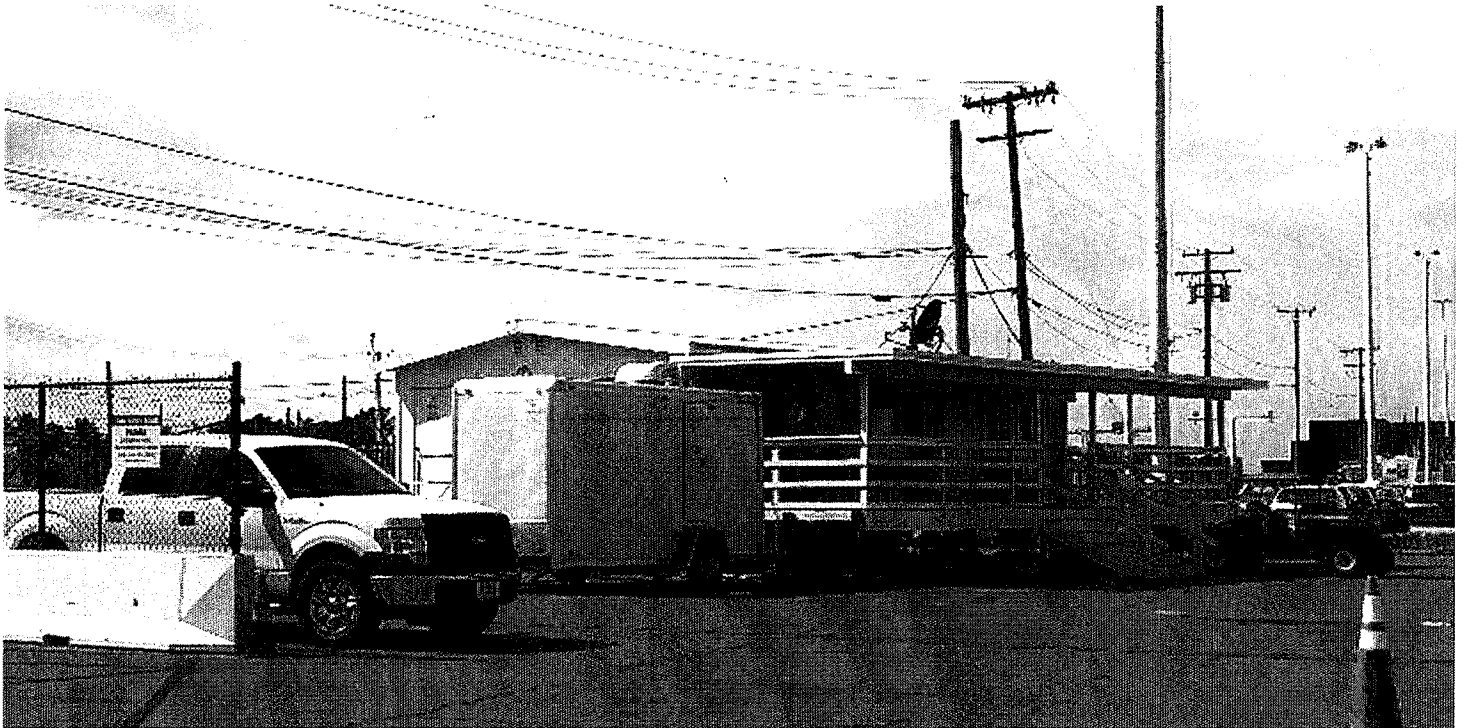
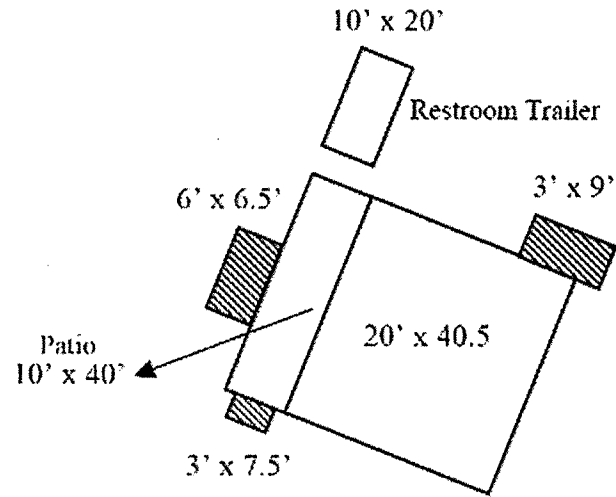
| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ FT | RATE | TOTAL |
|------|----------------|-------|------------|-------|---------|-----------|
| 3 | Office Trailer | Paved | | 187 | \$ 0.78 | \$ 145.86 |

Area 4 – Gate Trailer



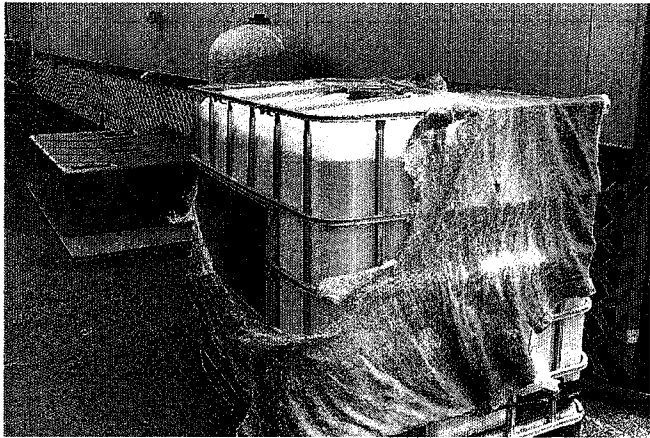
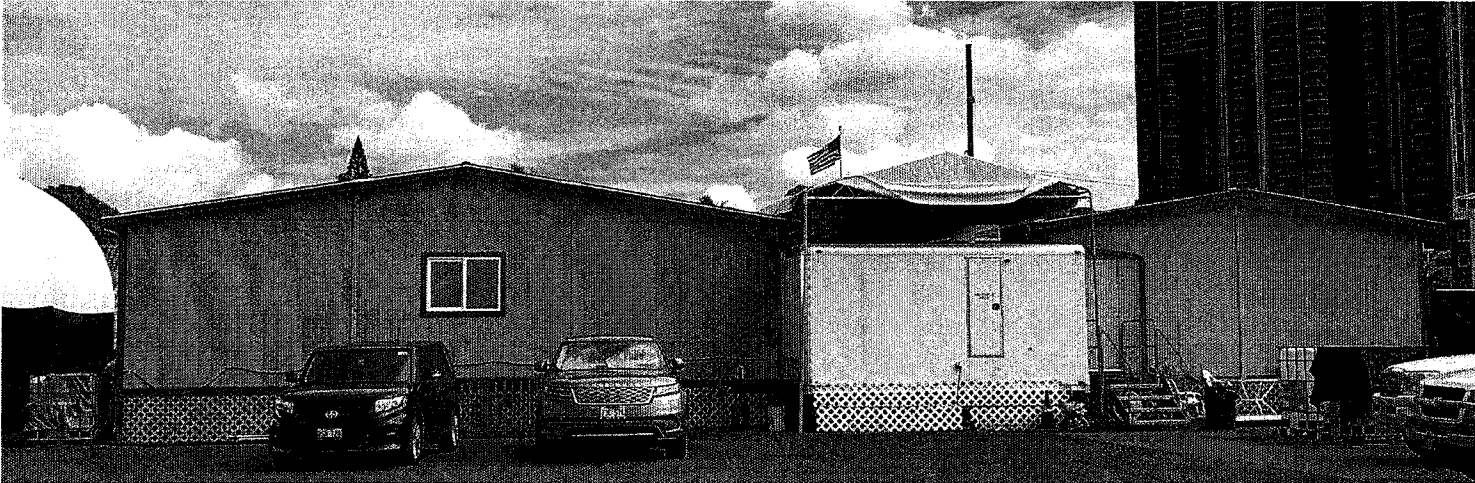
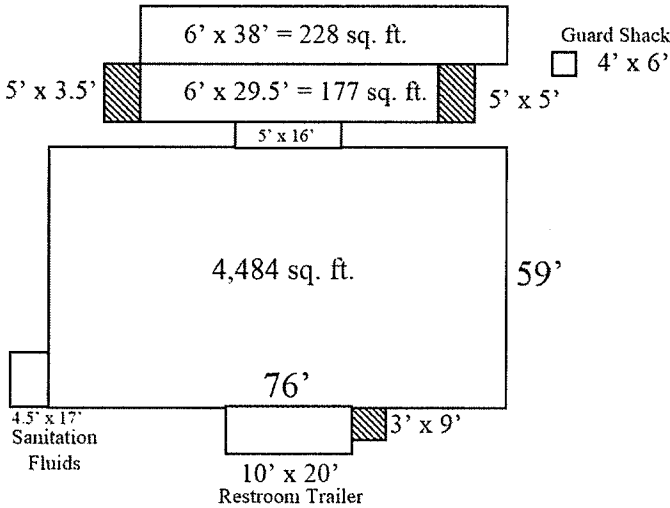
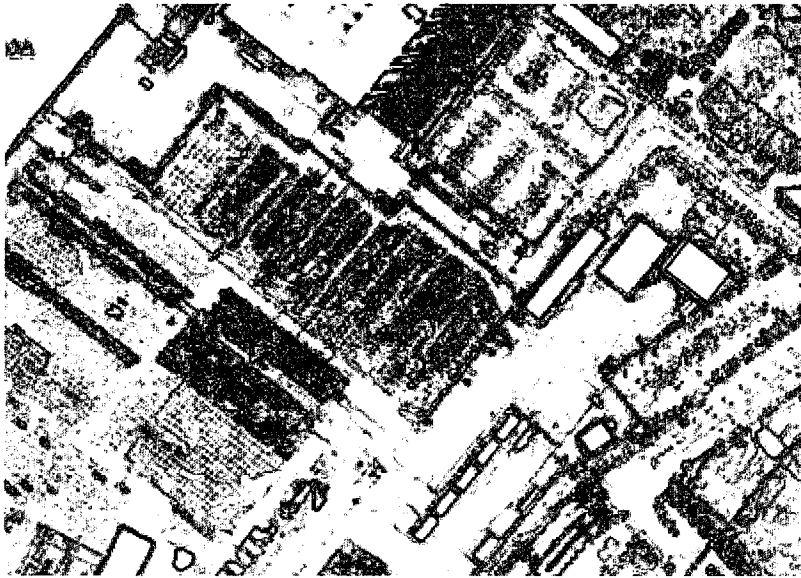
| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ FT | RATE | TOTAL |
|------|--------------|-------|------------|-------|---------|-----------|
| 4 | Gate Trailer | Paved | | 329 | \$ 0.78 | \$ 256.62 |

Area 5 – Cargo Office Trailer



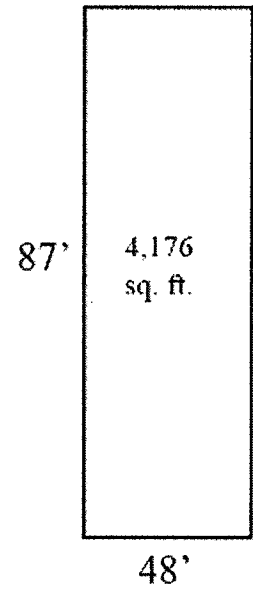
| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ FT | RATE | TOTAL |
|------|----------------------|-------|------------|--------|---------|-------------|
| 5 | Cargo Office Trailer | Paved | | 1498.5 | \$ 0.78 | \$ 1,168.83 |

Area 6 – Cargo Processing Center



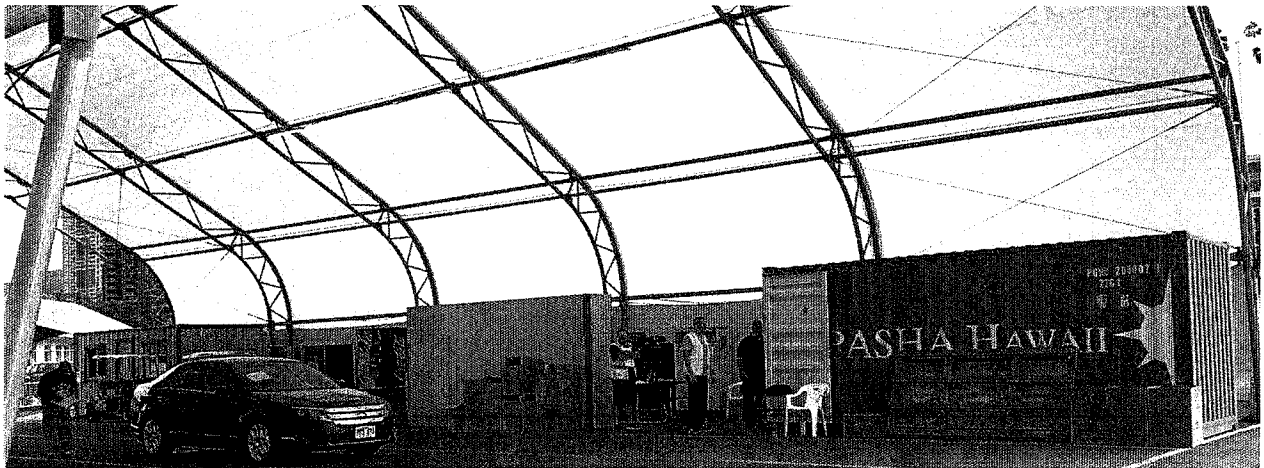
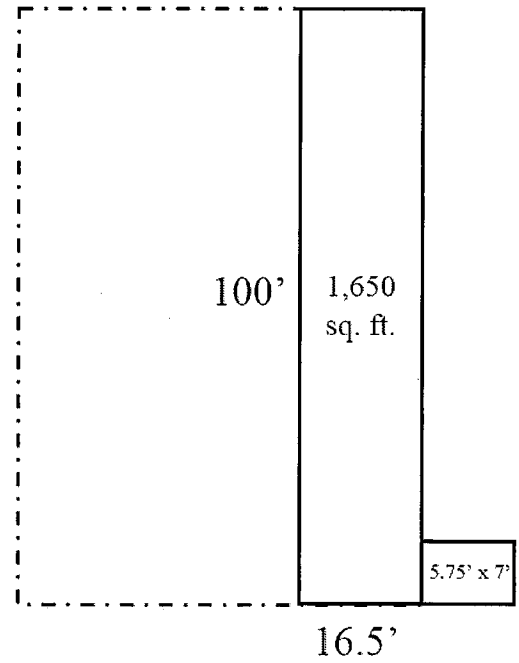
| AREA | DESCRIPTION | TYPE | SQ FT | RATE | TOTAL |
|------|-------------------------|-------|-------|---------|-------------|
| 6 | Cargo Processing Center | Paved | 5312 | \$ 0.78 | \$ 4,143.36 |

Area 7 – Cargo Area 1



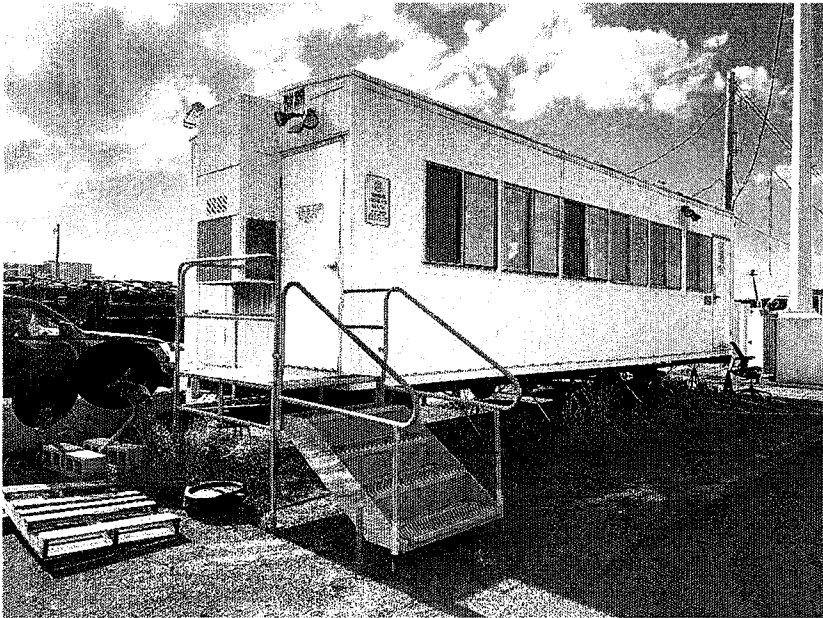
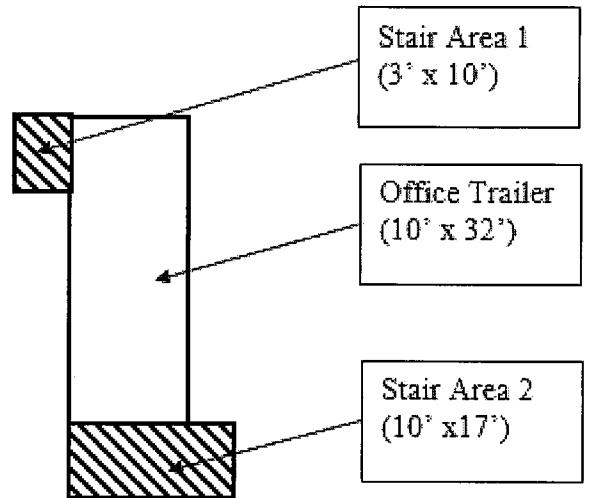
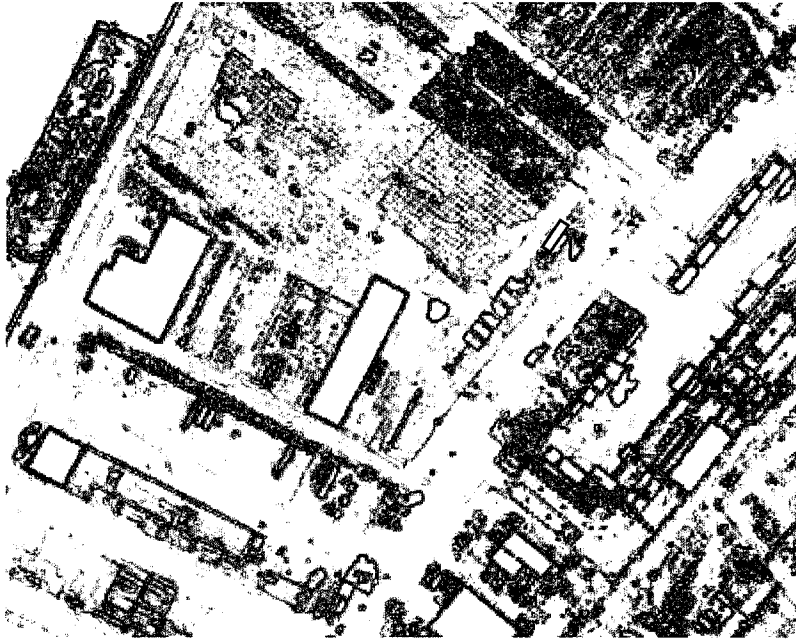
| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------|--------------|-------|------------|----|-------|---------|-------------|
| 7 | Cargo Area 1 | Paved | 48 | 87 | 4176 | \$ 0.78 | \$ 3,257.28 |

Area 8 – Cargo Area 2



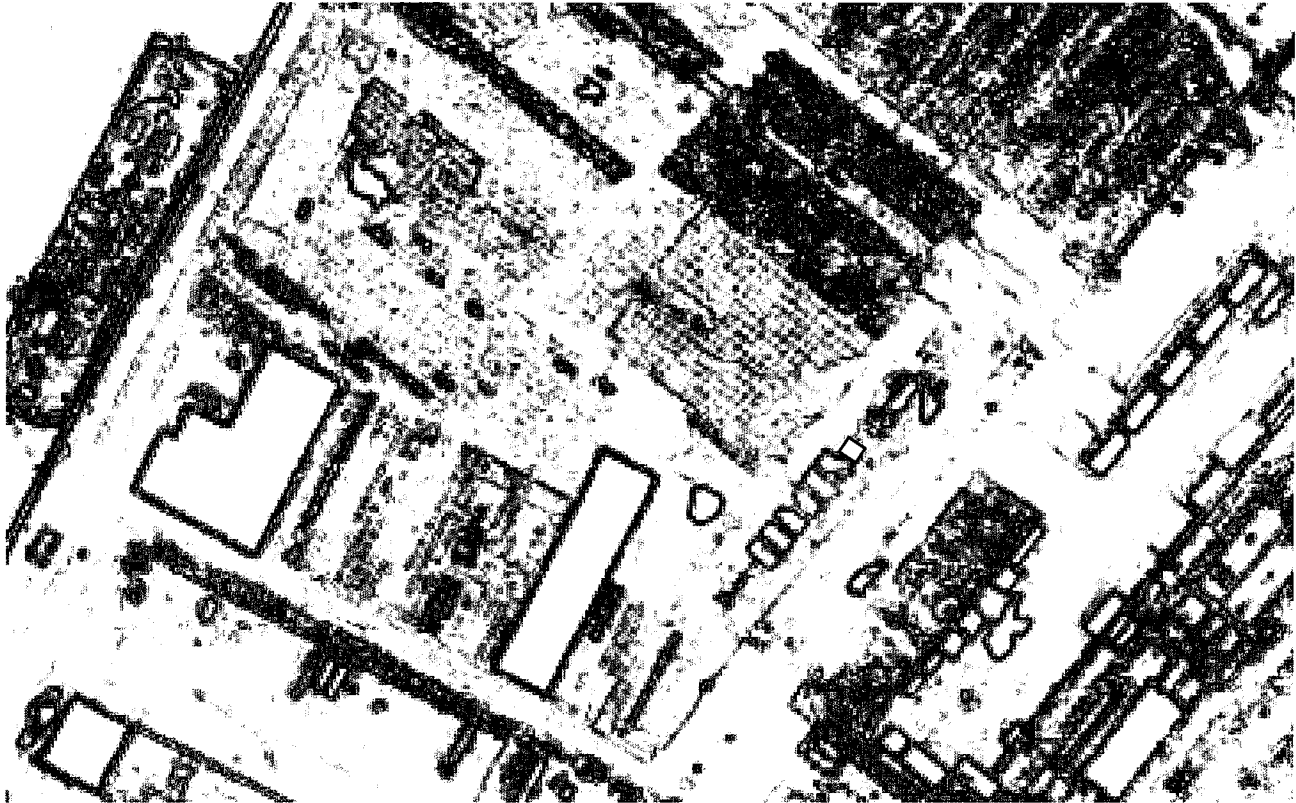
| AREA | DESCRIPTION | TYPE | SQ FT | RATE | TOTAL |
|------|--------------|-------|-------|---------|-------------|
| 8 | Cargo Area 2 | Paved | 1690 | \$ 0.78 | \$ 1,318.20 |

Area 9 – Yard Trailer Office



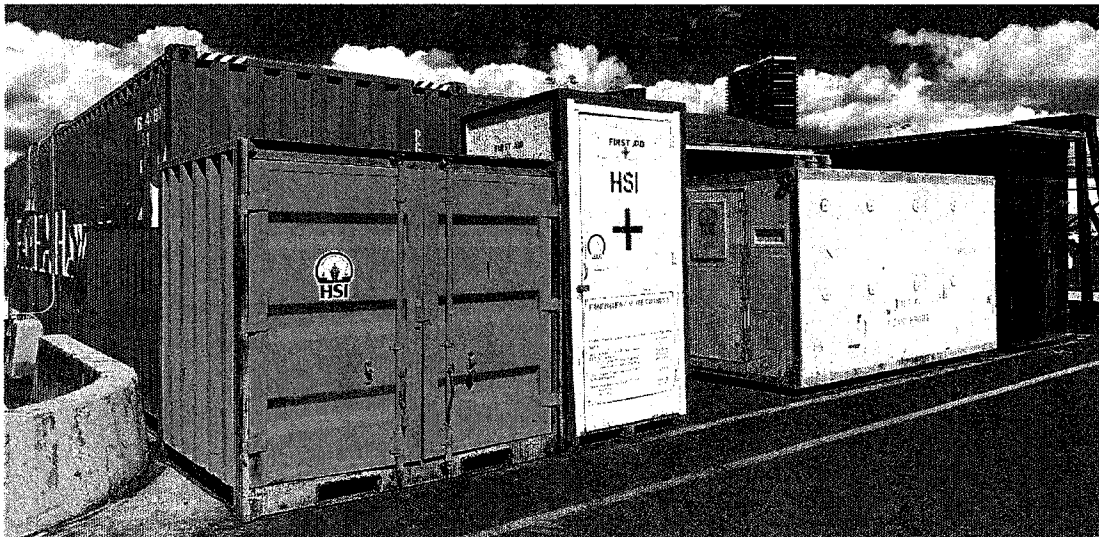
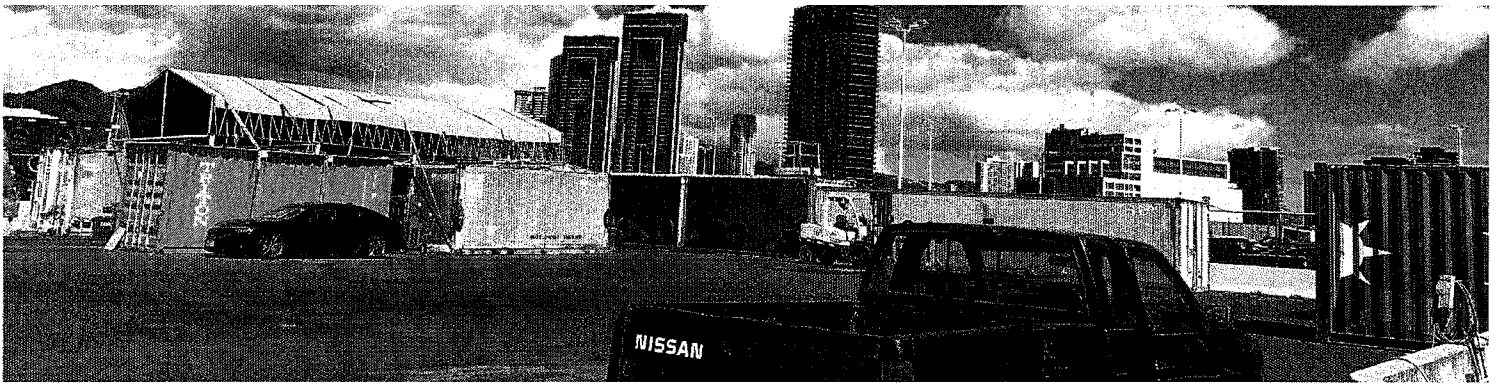
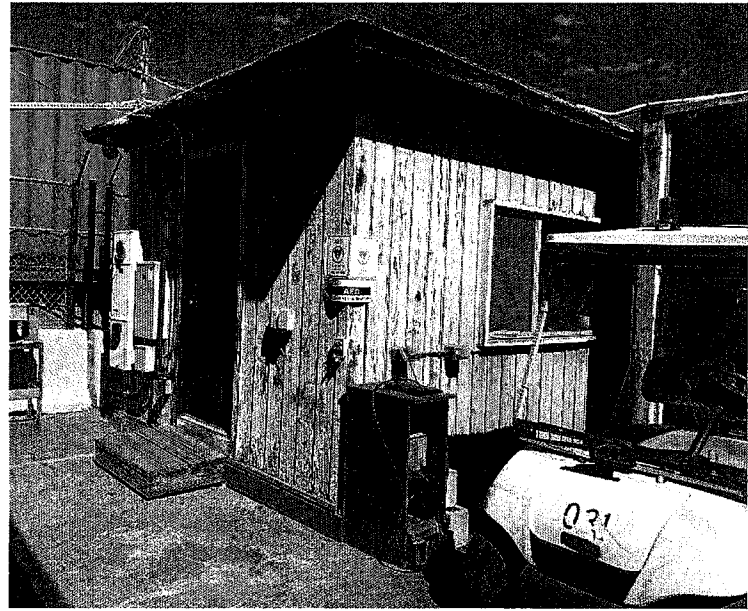
| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ FT | RATE | TOTAL |
|------|---------------------|-------|------------|-------|---------|-----------|
| 9 | Yard Trailer Office | Paved | | 520 | \$ 0.78 | \$ 405.60 |

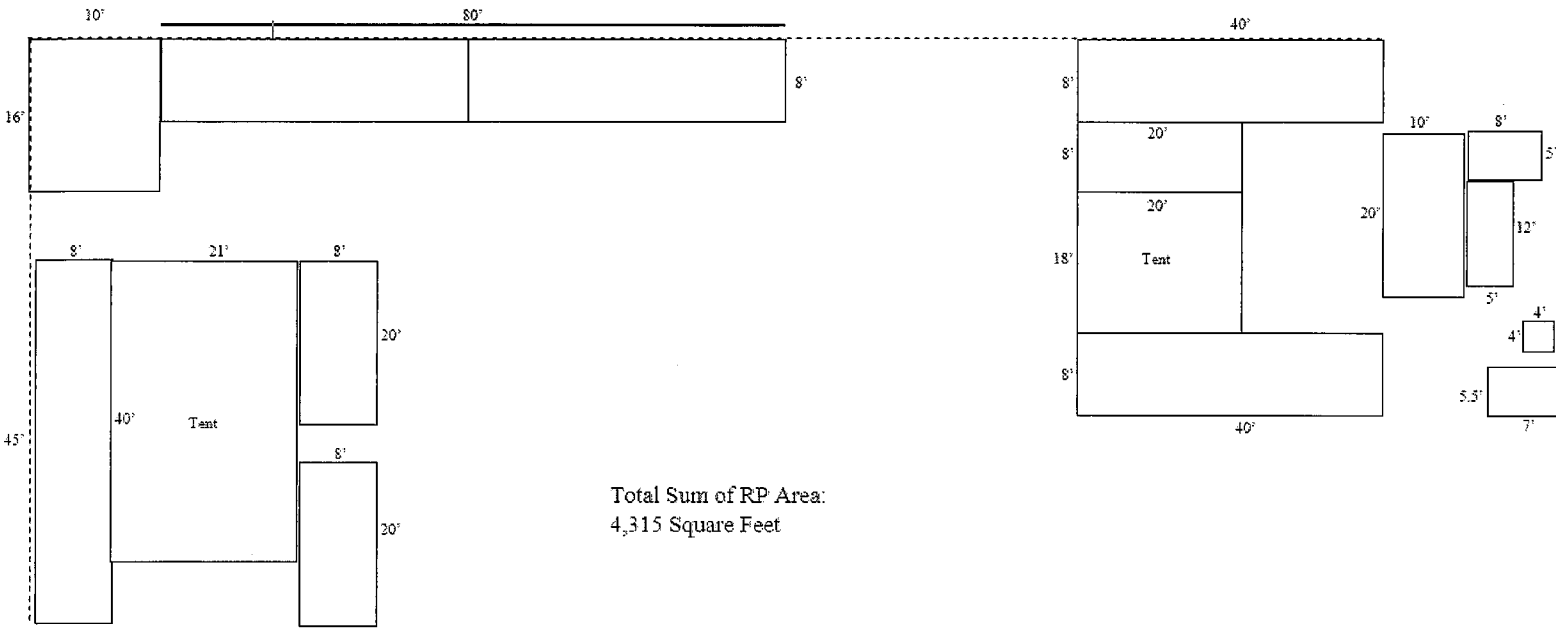
Area 10 – Yard Security Office



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------|----------------------|-------|------------|----|-------|---------|----------|
| 10 | Yard Security Office | Paved | 8 | 10 | 80 | \$ 0.78 | \$ 62.40 |

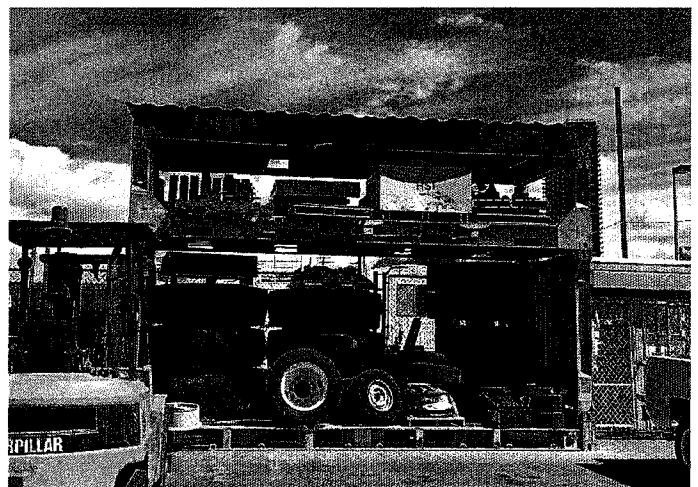
Area 11 – Mobile Crane Maintenance Shop

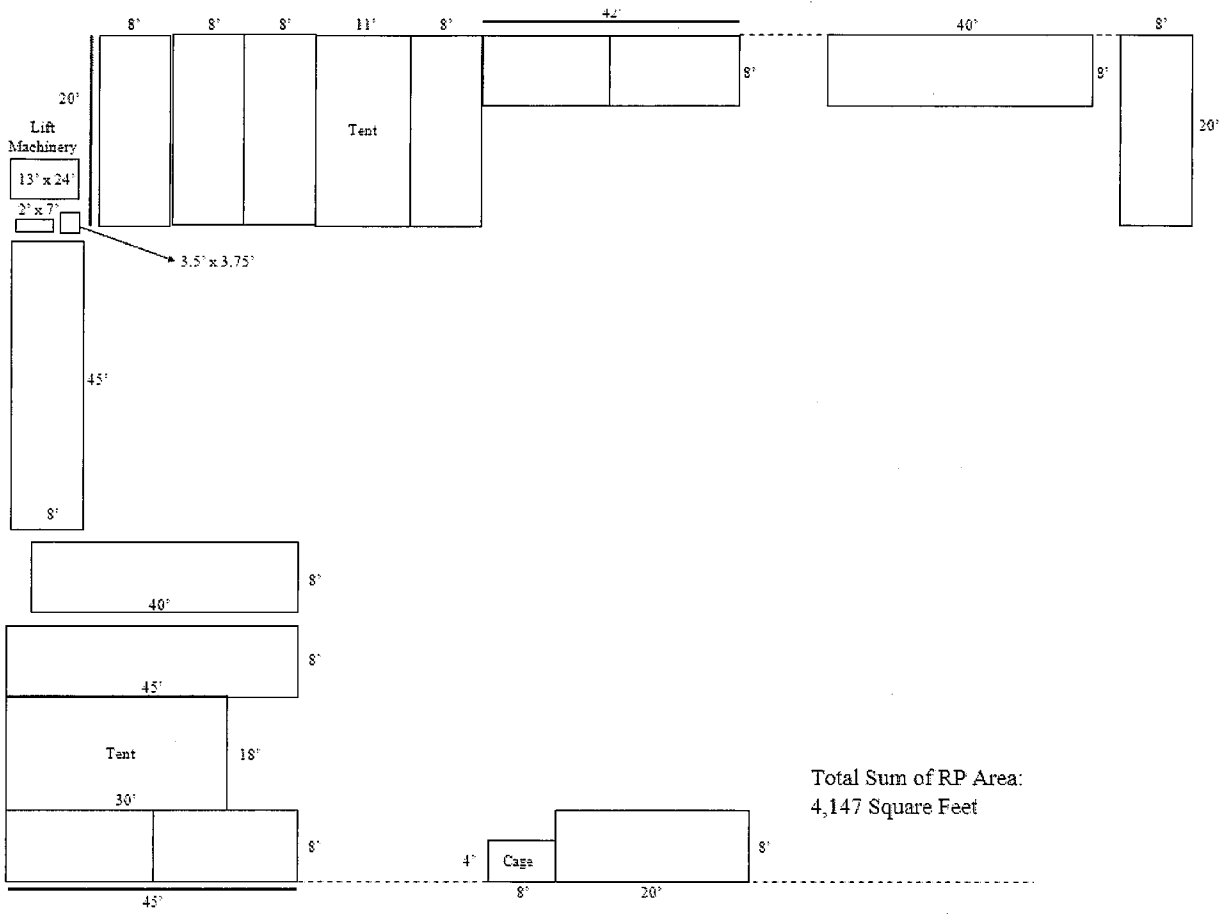




| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------|-------------------------------|-------|------------|--|--------|---------|-------------|
| 11 | Mobile Crane Maintenance Shop | Paved | | | 4314.5 | \$ 0.78 | \$ 3,365.31 |

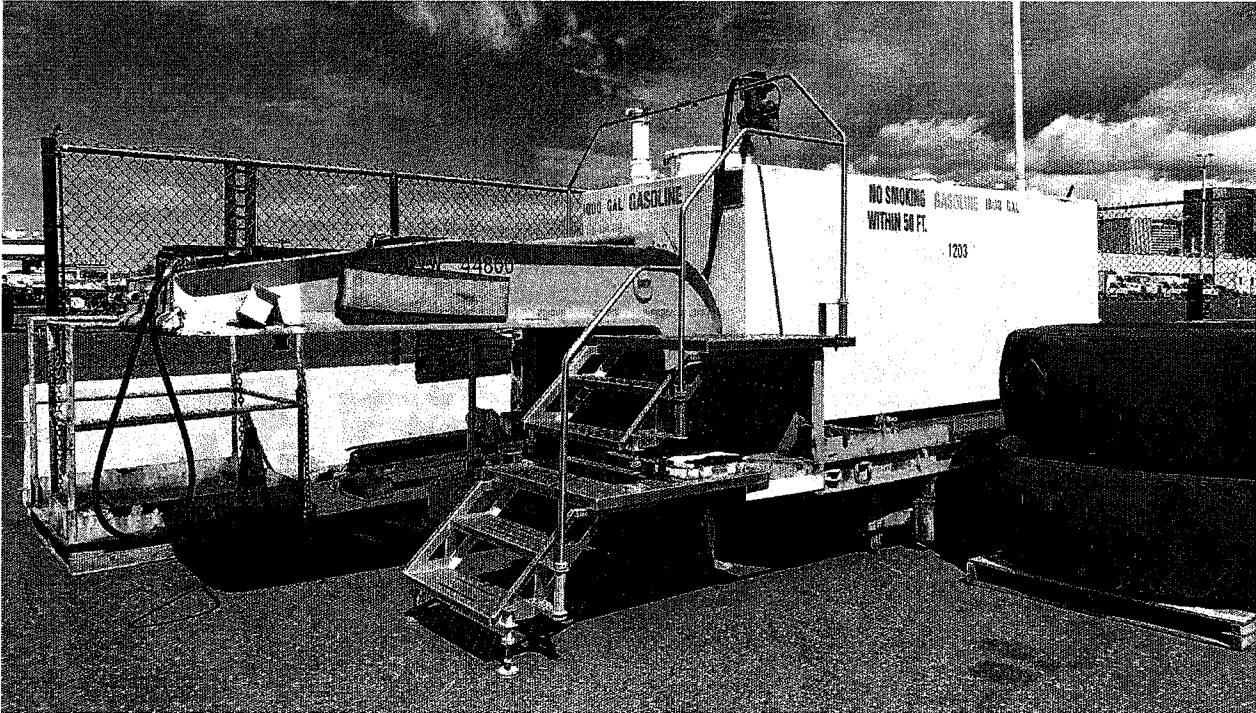
Area 12 – Stevedore Maintenance Facility





| AREA | DESCRIPTION | TYPE | SQ FT | RATE | TOTAL |
|------|--------------------------------|-------|-------|---------|-------------|
| 12 | Stevedore Maintenance Facility | Paved | 4147 | \$ 0.78 | \$ 3,234.66 |

Area 13 – Gasoline Storage Tank



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ FT | RATE | TOTAL |
|------|-----------------------|-------|------------|----|-------|---------|-----------|
| 13 | Gasoline Storage Tank | Paved | 9 | 35 | 315 | \$ 0.78 | \$ 245.70 |