



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

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

**OAHU**

ISSUANCE OF SEVENTEEN (17) REVOCABLE PERMITS TO YOUNG BROTHERS, LLC TO REPLACE EXISTING REVOCABLE PERMIT H-99-2131, SITUATED AT PIERS 39 AND 40, HONOLULU HARBOR, OAHU, TAX MAP KEY NO. 1<sup>ST</sup>/1-5-32:002 (PORTION) AND 1<sup>ST</sup>/ 1-2-025:011 (PORTION), GOVERNOR'S EXECUTIVE ORDER NOS. 3947, 1351, 2212, AND 3457.

**LEGAL REFERENCE:**

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

**APPLICANT:**

Young Brothers, LLC, ("Applicant"), is a domestic Limited Liability Company (LLC), whose business registration address is Pier 40, 1331 N. Nimitz Highway, Honolulu, Hawaii 96817; and, mailing address is P.O. Box 3288, Honolulu, Hawaii 96801-3288.

**CHARACTER OF USE:**

Inter-island barge operations support facilities at Piers 39 and 40, Honolulu Harbor.

**LOCATION:**

Portion of governmental lands situated at Honolulu Harbor, Oahu, Tax Map Key No. 1<sup>ST</sup>/1-5-32:002 (Portion) and 1<sup>ST</sup>/ 1-2-025:011 (Portion), Governor's Executive Order Nos. 3947, 1351, 2212 and 3457, as shown on the attached map labeled Exhibit "A."

**AREA: See attached Exhibit "B"**

AREA	DESCRIPTION	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Customer Service Center	3,075	\$ 0.78	\$ 2,398.50	\$ 4,797.00
2	Nimitz Container Clerk Station	200	\$ 0.78	\$ 156.00	\$ 312.00
3	Nimitz Guard Station	81	\$ 0.78	\$ 63.18	\$ 126.36
4	Refrigerated Cargo Office	91	\$ 1.15	\$ 104.65	\$ 209.30
5	Reefer Maintenance Area	3,750	\$ 0.78	\$ 2,925.00	\$ 5,850.00
6	LCL Tent Station	160	\$ 0.78	\$ 124.80	\$ 249.60
7	Operations Office	1,710	\$ 0.78	\$ 1,333.80	\$ 2,667.60
8	Container Clerk Station 2	200	\$ 0.78	\$ 156.00	\$ 312.00
9	Guard Station 2	16	\$ 0.78	\$ 12.48	\$ 24.96
10	Refrigerated Cargo Office	640	\$ 0.78	\$ 499.20	\$ 998.40
11	Maintenance Triangle	7,239	\$ 0.78	\$ 5,646.42	\$ 11,292.84
12	Mix/Auto/RORO Modular Office	480	\$ 0.78	\$ 374.40	\$ 748.80
13	Reefer Pedestals and	864	\$ 0.78	\$ 673.92	\$ 1,347.84
	Reefer Pedestals Easements	597	\$ 0.39	\$ 232.83	\$ 465.66
14	Break Station	814	\$ 0.78	\$ 634.92	\$ 1,269.84
15	Reefer Pedestal	255	\$ 0.78	\$ 198.90	\$ 397.80
16	Equipment Storage in Containers	140	\$ 0.78	\$ 109.20	\$ 218.40
17	Equipment Storage in Containers (Nimitz)	640	\$ 0.78	\$ 499.20	\$ 998.40

<b>\$ 16,143.40</b>	<b>\$ 32,286.80</b>
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**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:	I-3 (Waterfront Industrial) IMX-1 (Industrial Mix Use) P-1 (Restricted Preservation)

**COMMENCEMENT DATE:**

April 1, 2019

**TRUST LAND STATUS:**

Subsection 5(a) of the Hawaii Admission Act. Non-ceded.

**CURRENT USE STATUS:**

Applicant occupies Piers 39 and 40 of Honolulu Harbor to operate inter-island barge company. Currently, Applicant has an existing month-to-month permit. Applicant requests new and updated permits be issued to replace the current permit.

**LAND TITLE STATUS:**

Acquired by the Department of Transportation, Harbors Division (DOT Harbors), through eminent domain proceedings; issuance of Governor's Executive Order No. 3947.

**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 1: where "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

**APPLICANT REQUIREMENTS:**

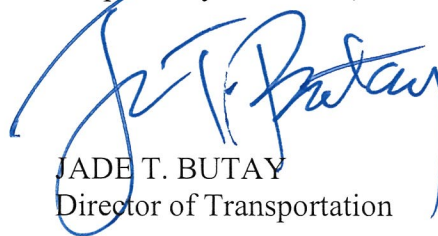
**REMARKS:**

Currently, the Applicant has an existing month-to-month permit for support facilities for inter-island barge operations. The DOT Harbors has been reviewing all month-to-month permits to ensure compliance with and applicability of 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.

**RECOMMENDATION:**


That the Board authorize the DOT Harbors to issue the Applicant seventeen (17) 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"

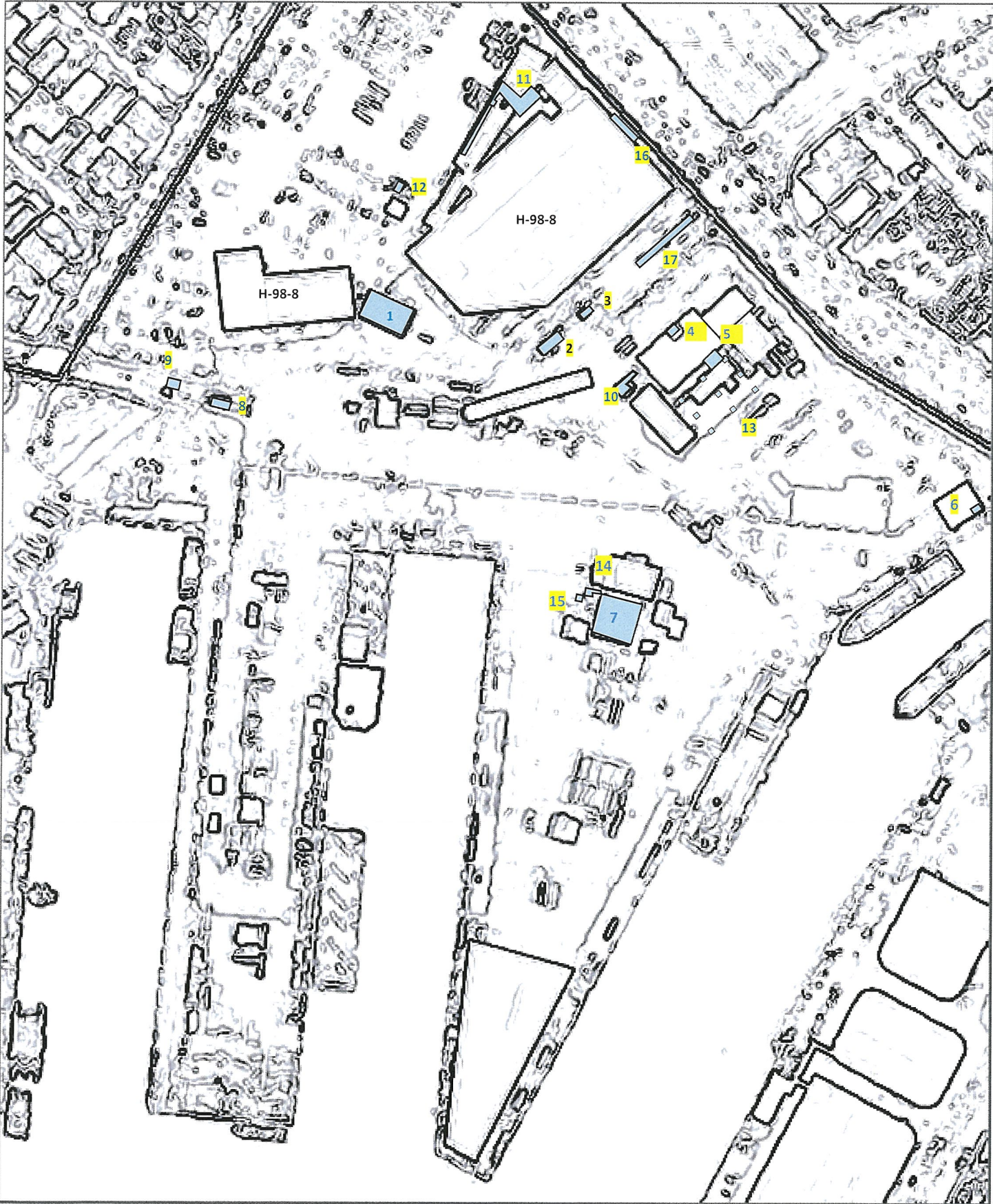
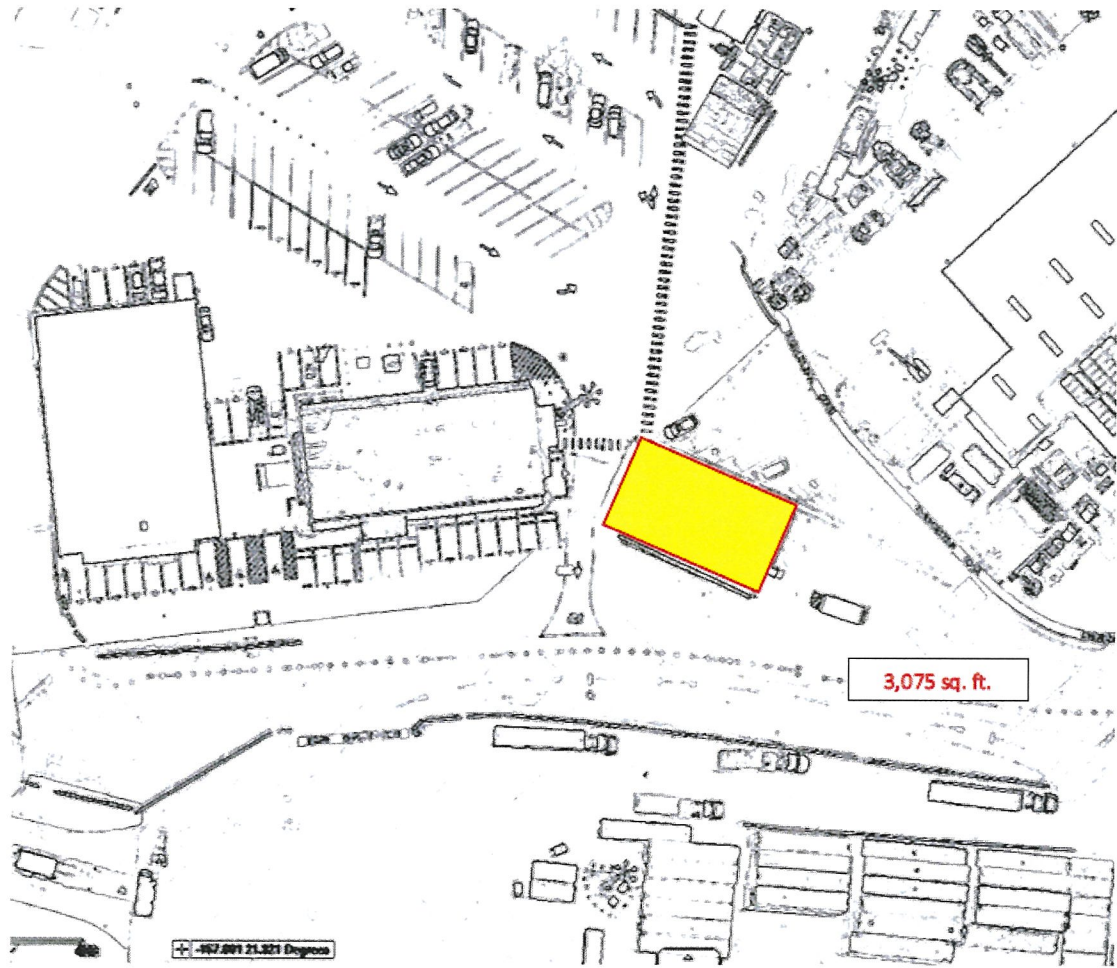


EXHIBIT A

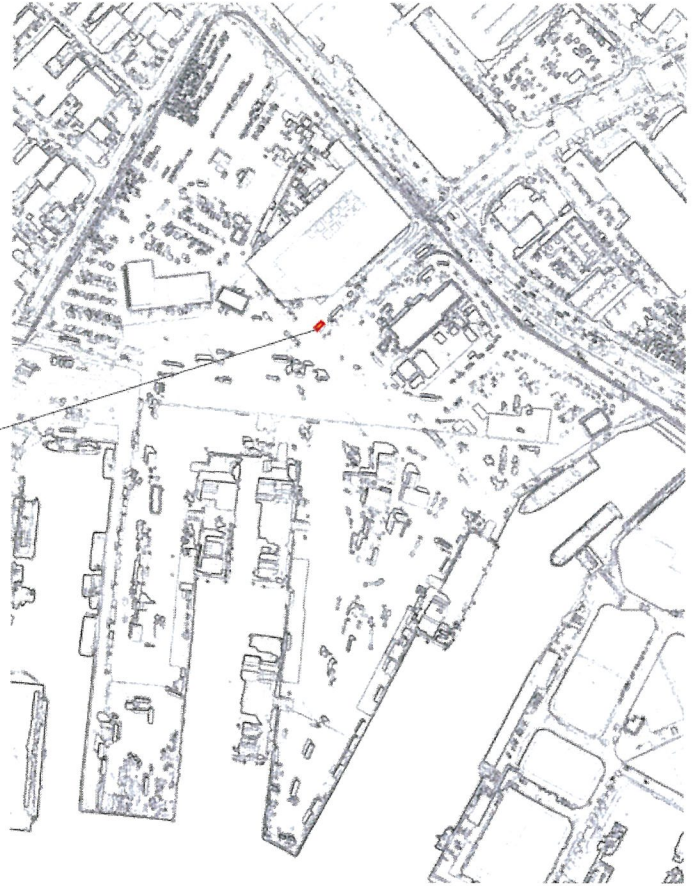
Area 1 - Customer Service Center



AREA	DESCRIPTION	TYPE	LENGTH	WIDTH	SQ. FT.
1	Customer Service Center	Paved	75	41	3,075



Area 2 - Container Clerk Station 1



Area	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
2	Nimitz Container Clerk Station	Paved	8	25	200



Area 3 -Guard Station 1



Area	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
3	Nimitz Guard Station	Paved	9	9	81





Area 4 - Refrigerated Cargo Clerk



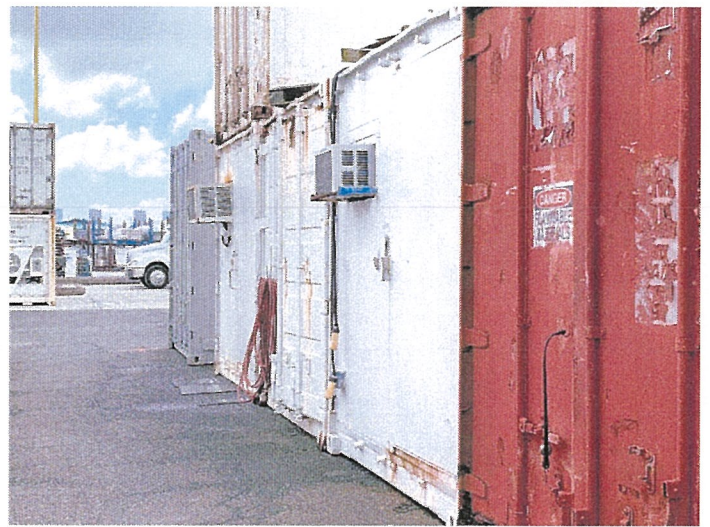
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
4	Refrigerated Cargo Clerk	Paved	7' x 13'	91



Area 5 - Reefer Maintenance Area



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
5	Reefer Maintenance Area	Paved	75' x 50'	3,750



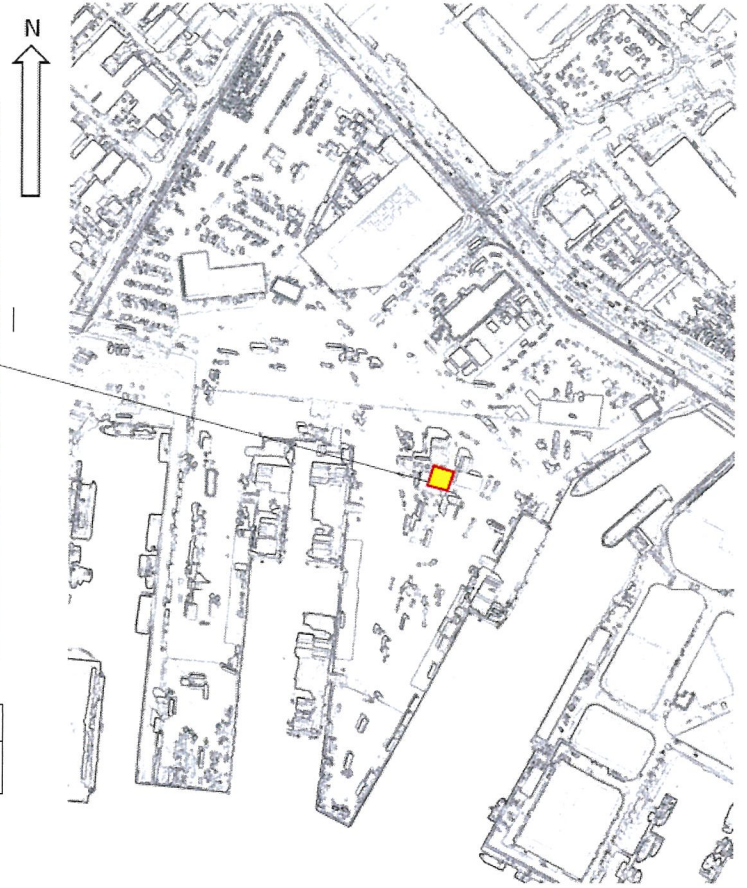
Area 6 – Auto Clerk Station



AREA	DESCRIPTION	TYPE	LENGTH	WIDTH	SQ FT
6	LCL Tent Station	Paved	8	20	160



Area 7 – Operations Office



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
7	Operations Office	Paved	(56 x 24) + (8.5 x 43)	1710



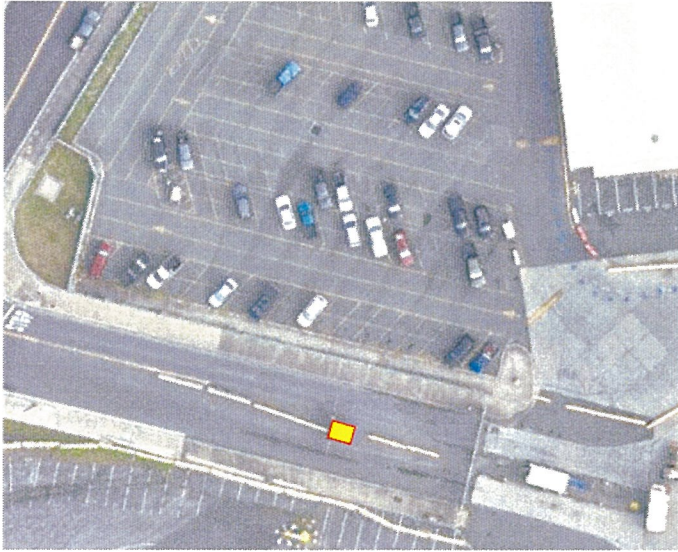
Area 8- Container Clerk Station 2



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
8	Container Clerk Station 2	Paved	8 X 25	200



Area 9 – Guard Station 2



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
9	Guard Station 2	Paved	4 X 4	16



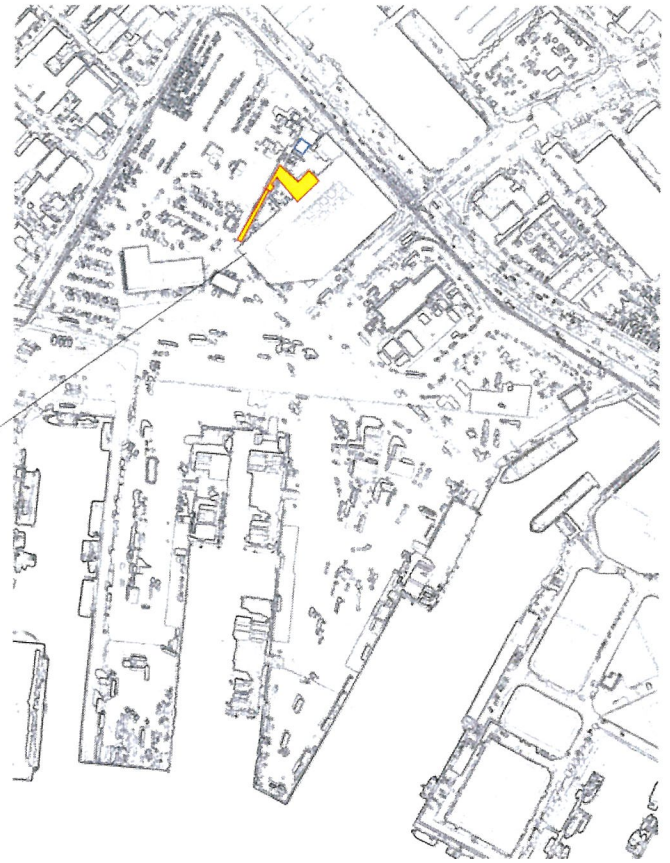
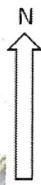
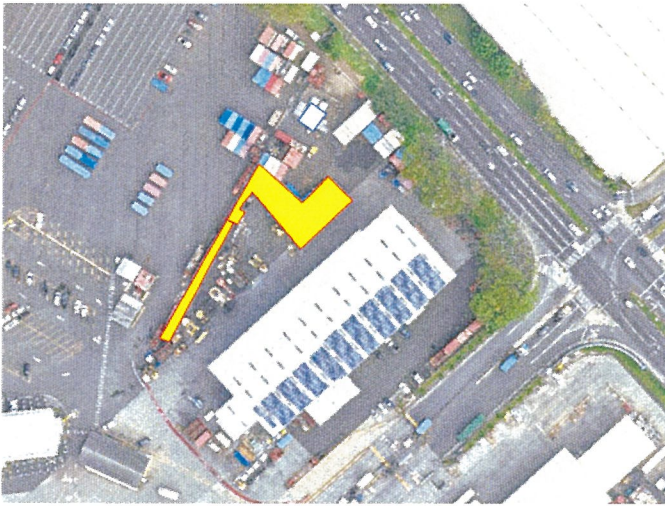
Area 10 – Refrigerated Cargo Office



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
10	Refrigerated Cargo Office	Paved	16 X 40	640



Area 11 – Maintenance Triangle



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
9	Maintenance Triangle	Paved	$(136 \times 8) + (22 \times 20) + (41 \times 8) + (8 \times 95) + (67 \times 69)$	7,239





Area 12 – Mix/Auto/RORO Modular Office

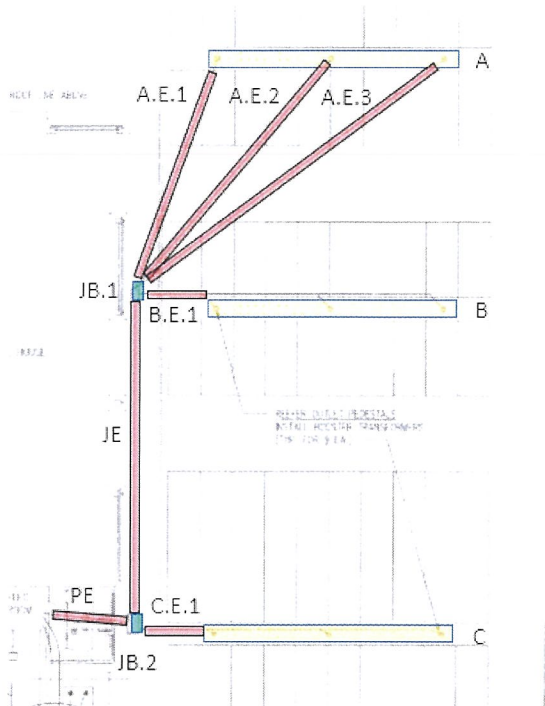


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
12	Mix/Auto/RORO Modular Office	Paved	24 X 20	480



**Area 13 – Reefer Pedestals and Easement**

Item #	Description	Measurements	Easement	Exclusive	Rate	Amount
A	Refer Plug Pedestals	4.5'x64'		288 sf	\$0.78	\$224.64
A.E.1	Refer Plug Easement	1.5'x66'	99 sf		\$0.39	\$38.61
A.E.2	Refer Plug Easement	1.5'x76'	114 sf		\$0.39	\$44.46
A.E.3	Refer Plug Easement	1.5'x100'	150 sf		\$0.39	\$58.50
JB1	Junction Box	3'x5'	15 sf		\$0.39	\$5.85
B	Refer Plug Pedestals	4.5'x64'		288 sf	\$0.78	\$224.64
B.E.1	Refer Plug Easement	1.5'x18'	27 sf		\$0.39	\$10.53
JE	Easement	1.5'x80'	120 sf		\$0.39	\$46.80
JB2	Junction Box	3'x5'	15 sf		\$0.39	\$5.85
PE	Easement	1.5'x20'	30 sf		\$0.39	\$11.70
C.E.1	Easement	1.5'x18'	27 sf		\$0.39	\$10.53
C	Refer Plug Pedestals	4.5'x64'		288 sf	\$0.78	\$224.64
<b>Total Area</b>			597 sf	864 sf		<b>\$906.75</b>



**Area 14 – Break Station (Operations Office)**



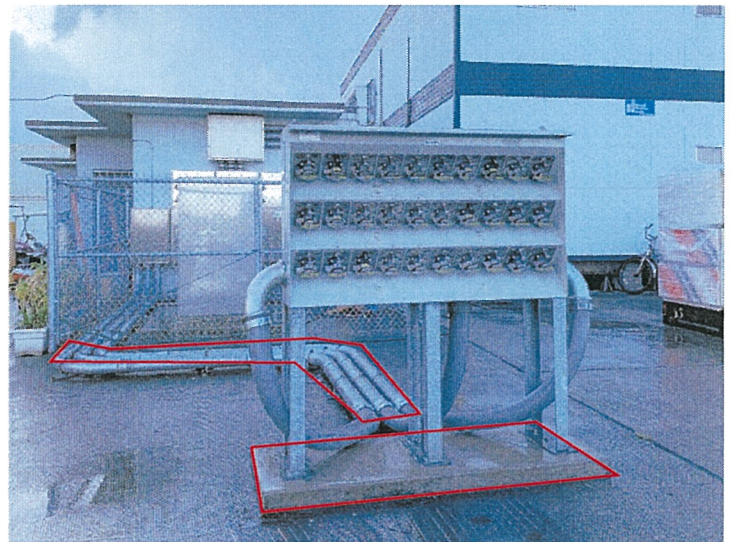
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
14	Break Station	Paved	(30 x 21) + (8 x 23)	814



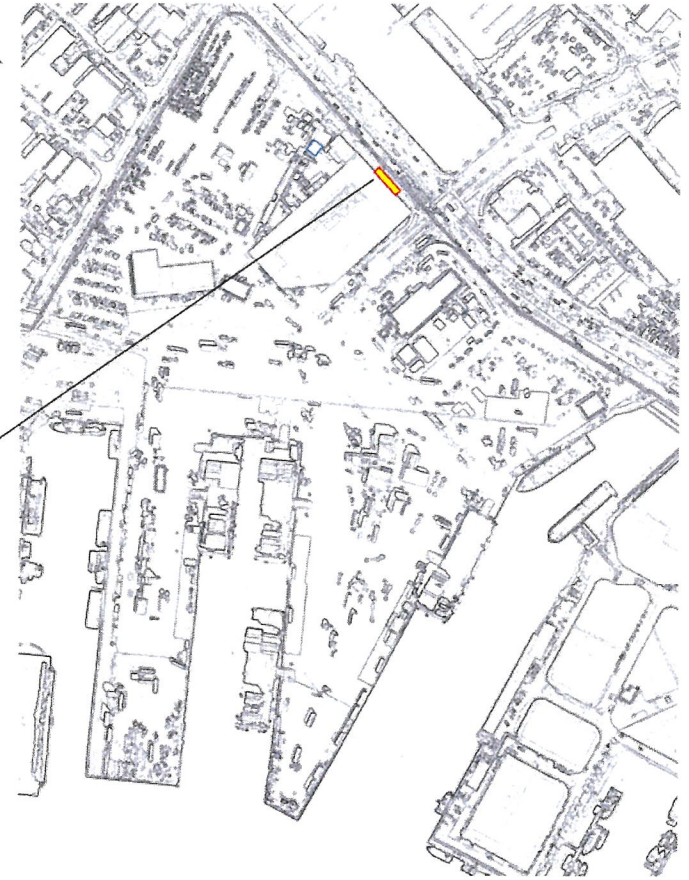
Area 15 – Reefer Pedestals 2 (Operations Office)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
15	Reefer Pedestal 2	Paved	(14 x 15) + (20 x 1.5) + (2.5 x 6)	255



Area 16 – Equipment Storage in Containers (by lease area)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
16	Equipment Storage in Containers	Paved	5 X 28	140



Area 17 – Equipment Storage in Containers (Nimitz)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
17	Equipment Storage in Containers (Nimitz)	Paved	8 X 80	640

