



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
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IN REPLY REFER TO:

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

OAHU

ISSUANCE OF MONTH-TO-MONTH PERMIT TO HEALY TIBBITTS BUILDERS, INC., SITUATED AT PIER 9, KALAELOA BARBERS POINT HARBOR, OAHU, TAX MAP KEY NO. (1) 9-1-014:037, 024 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3383

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-55, and 171-59, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Healy Tibbitts Builders, Inc. (Applicant) is a foreign profit corporation whose business registration and mailing address is 99-994 Iwaena Street, Suite A, Aiea, Hawaii 96701.

CHARACTER OF USE:

Storage yard for marine construction equipment, materials, supplies, trade fixtures, and other items accessory to a marine construction business.

LOCATION:

Portion of governmental lands at Pier 9, Kalaeloa Barbers Point Harbor, Oahu, Tax Map Key No. (1) 9-1-014:037, 024 (P), Governor's Executive Order No. 3383, as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibits A and B

AREA	TMK NO.	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	(1) 9-1-014:037, :024 (P)	Storage Yard	Unpaved – Unimproved Land	118,000	\$ 0.16	\$ 18,880.00	\$ 37,760.00

CONSIDERATION:

Determined by appraisal as of April 1, 2019, for Revocable Permits in Kalaeloa Barbers Point Harbor.

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: I-3, Waterfront Industrial District
 P-2, General Preservation District

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The Applicant currently has an existing month-to-month permit that occupies a portion of Pier 9, Kalaeloa Barbers Point Harbor, Oahu, for a storage yard of the Applicant’s marine construction equipment, materials, supplies, trade fixtures, and other accessory items. The Department of Transportation, Harbors Division (DOT Harbors), has been reviewing all month-to-month permits to ensure compliance with and applicability to Sections 171-17 and 171-55, HRS. The DOT Harbors is updating the Applicant’s permit with current appraised rates and updated permit terms (as applicable).

LAND TITLE STATUS:

Acquired by the DOT Harbors, through eminent domain proceedings by issuance of Governor’s Executive Order No. 3383.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action is exempt from Office of Environmental Quality Control (OEQC) requirements pursuant to Sub-Chapter 11-200.1, Hawaii Administrative Rules, that exempts the following:

“Exemption Class 1: 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.”

The DOT Harbors will submit its publication request of this Exemption Notice to the OEQC for publication on the 8th of each month.

REMARKS:

The Applicant is a leader in marine construction, pile-driving, and deep-shoring systems in Hawaii and the surrounding Pacific region. The Applicant also provides specialized services in marine structure construction, dredging, transportation, marine heavy lifts, and bulk stevedoring.

Currently, the Applicant has an existing month-to-month permit for storage of the Applicant's marine construction equipment, materials, supplies, trade fixtures, and other items accessory to a marine construction business. The DOT Harbors has been reviewing all month-to-month permits to ensure compliance and applicability to Section 171-55, HRS. To do so, the DOT Harbors is in the process of renewing all current revocable permits to accurately describe land usage, designated permit locations, as well as updating monthly rental charges to appraised market value.

The existing month-to-month permit was issued on April 1, 2006 and rent is currently \$9,832.31 per month. This submittal will update and renew the month-to-month permit which is compliant with Chapter 171, HRS.

RECOMMENDATION:

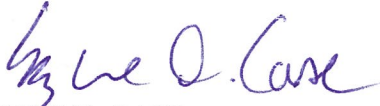
That the Board authorize the DOT Harbors to issue the Applicant a month-to-month revocable permit for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation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

Respectfully submitted,



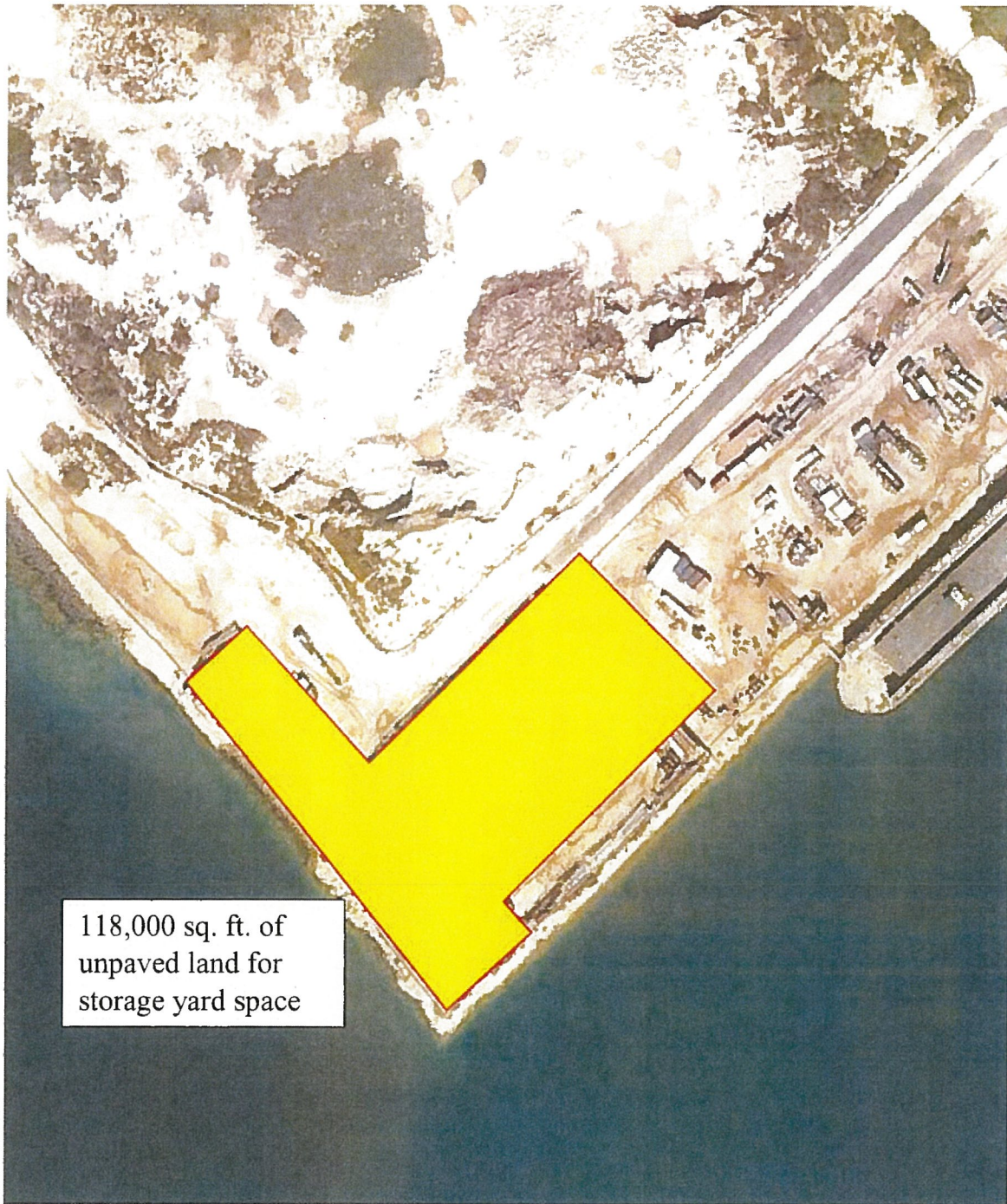
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

Attachments: Exhibits A and B



118,000 sq. ft. of
unpaved land for
storage yard space

