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

ISSUANCE OF THREE (3) MONTH-TO-MONTH PERMITS TO HAWAII STEVEDORES, INC., SITUATED AT PIER 1, HILO HARBOR, HAWAII, TAX MAP KEY NO. (3) 2-1-009:007 (P), GOVERNOR’S EXECUTIVE ORDER NO. 3962

LEGAL REFERENCE:

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

APPLICANT:

Hawaii Stevedores, Inc. (Applicant) is a domestic profit corporation whose business registration and mailing address is 160 I Sand Island Parkway, Honolulu, Hawaii 96819.

CHARACTER OF USE:

Management office, office container, and breakroom container to support the Applicant's stevedoring service operation at Hilo Harbor.

LOCATION:

Portion of governmental lands at Pier 1, Hilo Harbor, Hawaii, Tax Map Key No. (3) 2-1-009:007 (P), Governor’s Executive Order No. 3962, as shown on the attached map labeled Exhibit A.
AREA: See attached Exhibits A and B

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>TYPE</th>
<th>SQ. FT.</th>
<th>RATE PER SQ. FT.</th>
<th>MONTHLY RENTAL CHARGE</th>
<th>SECURITY DEPOSIT</th>
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<tbody>
<tr>
<td>1</td>
<td>Management Office</td>
<td>Warehouse Space</td>
<td>460</td>
<td>$ 0.85</td>
<td>$ 391.00</td>
<td>$ 782.00</td>
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<td>2</td>
<td>Office Container</td>
<td>Improved-Paved Land</td>
<td>144</td>
<td>$ 0.20</td>
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<td>$ 57.60</td>
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<tr>
<td>3</td>
<td>Breakroom Container</td>
<td>Improved-Paved Land</td>
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<td>$ 0.20</td>
<td>$ 32.00</td>
<td>$ 64.00</td>
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<td>$ 903.60</td>
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</table>

CONSIDERATION:

Determined by appraisal as of March 20, 2019, for Revocable Permits in Hilo Harbor.

ZONING:

State Land Use Commission: Urban
County of Hawaii: MG-1a, General Industrial District

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The Applicant currently has an existing month-to-month permit that occupies a portion of Pier 1, Hilo Harbor, Hawaii, for management office, office container, and breakroom container to support the Applicant's stevedore service operation. 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. 3962.

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 provides ships and barge lines with personnel and equipment for the handling of domestic and foreign marine cargo.

Currently, the Applicant has an existing month-to-month permit for an office trailer for the Applicant's customer service representatives to support its stevedoring service company. 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 June 1, 2015 and rent is currently $104.50 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 three (3) month-to-month 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:

Chairperson and Member
Board of Land and Natural Resources

Attachments: Exhibits A and B
Breakroom Container, 160 sq. ft. (8' x 20') of improved-paved land

Office Container, 144 sq. ft. (8' x 18') of improved-paved land

Management Office, 460 sq. ft. (20' x 23') of warehouse space
Area I - Management Office

<table>
<thead>
<tr>
<th>AREA</th>
<th>DESCRIPTION</th>
<th>TYPE</th>
<th>DIMENSIONS</th>
<th>SQ.FT.</th>
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<td>1</td>
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<td>Warehouse</td>
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**Area 2 - Office Container**

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<tbody>
<tr>
<td>2</td>
<td>Office Container</td>
<td>Improved - Paved Land</td>
<td>8' 18'</td>
<td>144</td>
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### Area 3 - Breakroom Container

<table>
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<th>SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Breakroom Container</td>
<td>Improved - Paved Land</td>
<td>8'</td>
<td>20'</td>
</tr>
</tbody>
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