



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

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

**OAHU**

AUTHORIZE ONE-YEAR HOLDOVER OF HARBOR LEASE NO. H-14-58 TO VAK FISHERIES, LLC AND KIM LU, FOR FISHING VESSELS AGENT OFFICE AND STORAGE OF FISHING VESSEL RELATED SUPPLIES, PORTION OF PIER 19 SHED, HONOLULU HARBOR, OAHU, TAX MAP KEY NO. (1) 1-5-039:063 (PORTION), GOVERNOR'S EXECUTIVE ORDER NO. 2903

**LEGAL REFERENCE:**

Sections 171-11, 171-35, 171-36, 171-40, and Subsection 171-59(b), Hawaii Revised Statutes (HRS), as amended.

**APPLICANT:**

VAK Fisheries, LLC, a domestic limited liability company whose business and mailing address is 501 N. Nimitz Highway, Honolulu, Hawaii 96817 and Kim Lu, Member of the LLC in his capacity.

**CHARACTER OF USE:**

Fishing vessel, agent office and storage of fishing vessel-related supplies.

**LEASE TERM:**

Five (5) years, commenced on May 1, 2015, and expired April 30, 2020.

**ONE-YEAR HOLDOVER PERIOD:**

May 1, 2020 to April 30, 2021

**LOCATION:**

A portion of Pier 19 shed, Honolulu Harbor, Oahu, Tax Map Key No. (1) 1-5-039:063 (Portion), Governor’s Executive Order No. 2903, as shown on the map labeled Exhibit A.

**AREA:**

See attached Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ FT	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Fishing vessels agent office and storage of fishing vessels related supplies.	Warehouse Shed	5,250	\$0.6698419	\$3,516.67	\$10,550.01

\$3,516.67	\$10,550.01
LEASE MONTHLY RENTAL	LEASE SECURITY DEPOSIT

**ZONING:**

State Land Use Commission: Urban  
 City and County of Honolulu: I-3 Waterfront Industrial

**LAND TITLE STATUS:**

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

**CURRENT USE STATUS:**

Governor’s Executive Order No. 2903 for Honolulu Harbor, to be under the control and management of DOT Harbors.

**CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:**

This use is exempt from Office of Environmental Quality Control (OEQC) requirements pursuant to Section 11-200.1, Hawaii Administrative Rules, “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 8<sup>th</sup> of each month.

**REMARKS:**

The applicant is an agent servicing over twenty-one (21) fishing vessels located at Piers 16, 17, and 18, of Honolulu Harbor. The applicant occupies a portion of the covered paved space within the Pier 19 shed under Harbor Lease No. H-14-58. This Lease expired on April 30, 2020. The applicant requested a one (1) year holdover under Section 171-40, HRS, while DOT Harbors seeks an appraisal for a new lease.


According to the DOT Staff Manual, fishing boat operations is an activity that falls within the maritime industry. Under Subsection 171-59(b), HRS, DOT Harbors can directly negotiate a new lease with an applicant that encourages competition within the maritime industry. This lease would encourage competition as the agent's activities to increase the efficiency and quick turnaround for operations of the many fishing vessels serviced regarding fishing supplies, bait, equipment repairs, and government paperwork.

**RECOMMENDATION:**

That the Board authorizes a one (1) year holdover for Harbor Lease No. H-14-58 for the period of May 1, 2020 to April 30, 2021, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

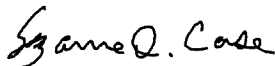
1. The standard terms and conditions of the most current holdover of lease form, as may be amended from time to time;
2. Review and approval by the Department of the Attorney General; and
3. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



JADE T. BUTAY  
Director of Transportation

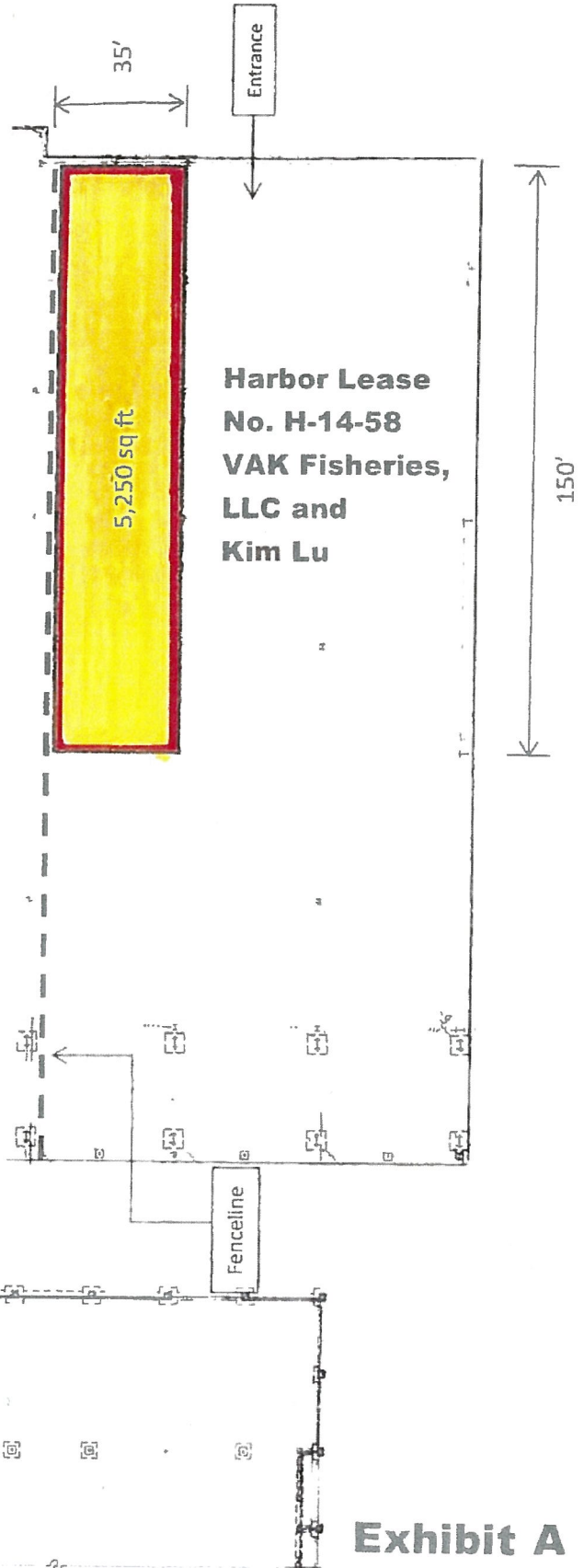
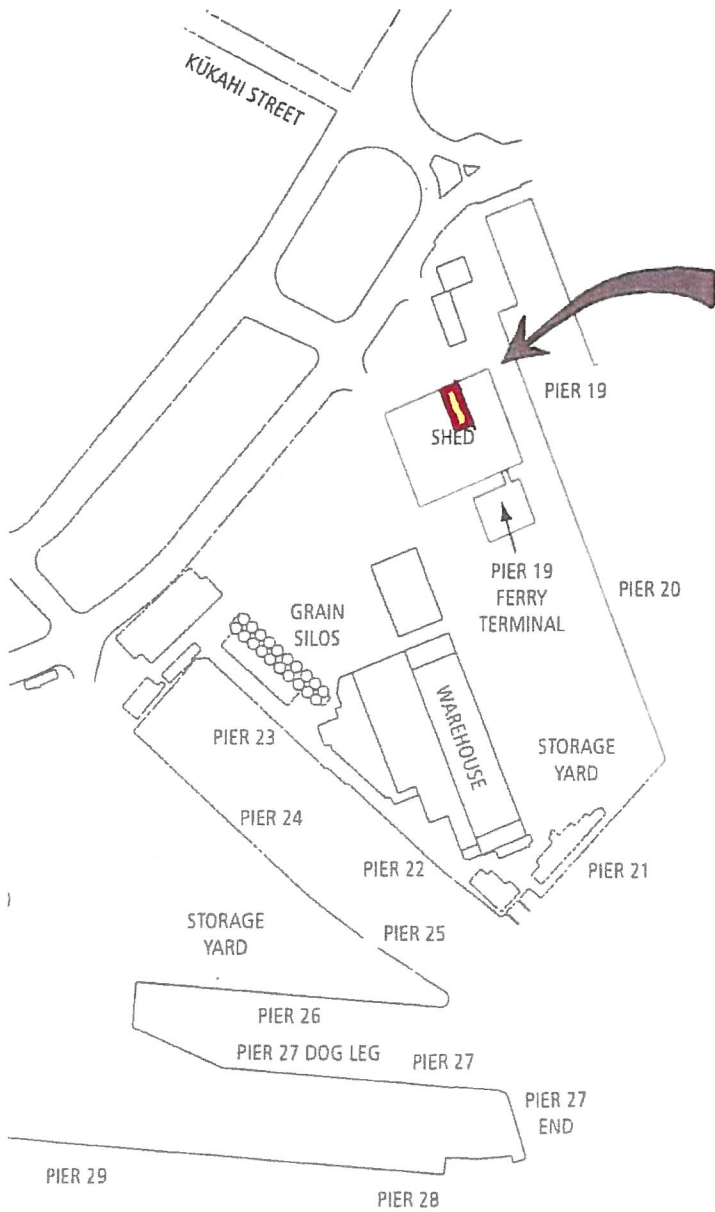
APPROVED FOR SUBMITTAL:



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

Attachments: Exhibits A and B

# HONOLULU HARBOR PIER 19



**Exhibit A**

AREA	DESCRIPTION	TYPE	SQ FT	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Fishing vessels agent's office and storage of fishing vessel related supplies.	Warehouse Shed	5,250	\$0.6698419	\$3,516.67	\$10,550.01

**Harbor Lease No. H-14-58**  
**VAK Fisheries, LLC and Kim Lu**

\$3,516.67	\$10,550.01
LEASE MONTHLY RENTAL	LEASE SECURITY DEPOSIT



**Exhibit B**