



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 EIGHT (8) MONTH-TO-MONTH PERMITS TO KIRBY OFFSHORE MARINE HAWAII, LLC, FOR OFFICE SPACE, STORAGE SPACE, WAREHOUSE SPACE, AND PARKING, SITUATED AT PIER 21, HONOLULU HARBOR, OAHU, TAX MAP KEY NOS. (1) 1-5-039:035 (P), (1) 1-5-039:037, (1) 1-5-039:051, AND (1) 1-5-039:007 (**P**), GOVERNOR'S EXECUTIVE ORDER NO. 2903

LEGAL REFERENCE:

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

APPLICANT:

Kirby Offshore Marine Hawaii, LLC ("Applicant"), is a foreign limited liability company whose business registration and mailing address is 55 Waugh Drive, Suite 1000, Houston, Texas 77007.

CHARACTER OF USE:

Office space, storage space, warehouse space, and parking to support its bulk liquid transportation business.

LOCATION:

Portion of governmental lands at Pier 21, Honolulu Harbor, Oahu, Tax Map Key Nos. (1) 1-5-039:035 (P), (1) 1-5-039:037, (1) 1-5-039:051, and (1) 1-5-039:007 (P), as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ.FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Storage of equipment for tugboat and barge operations	Wareh ouse	1,500	\$ 1.01	\$1,515.00	\$3,030.00
2	Flatbed Parking (1 stall)	Improved-Paved land	297	\$ 0.82	\$ 243.54	\$ 487.08
3	Storage of equipment for tugboat and barge operations	Warehouse	575	\$ 0.94	\$ 540.50	\$ 1,081.00
4	Office Space	Office	1,588	\$ 1.01	\$ 1,603.88	\$3,207.76
5	Mezzanine Office Space	Office	1, 186	\$ 1.01	\$1,197.86	\$2,395.72
6	Mezzanine Warehouse Space	Warehouse	516	\$ 1.01	\$ 521.16	\$1,042.32
7	Warehouse space for maintenance of tug/barges and storage of equipment	Warehouse	4,973	\$ 1.01	\$ 5,022.73	\$10,045.46
7a	Common Area Restroom	CAM	240	\$ 0.88	\$ 211.20	\$ 422.40
7b	Common Area Restroom	CAM	135	\$ 0.88	\$ 118.80	\$ 237.60
8	Pier 21 Storage	Improved-Paved land	800	\$ 0.82	\$ 656.00	\$1,312.00

\$ 11,630.61 + \$ 23,261.34

Total Monthly Rental **Total Security Deposit**

CONSIDERATION:

Determined by appraisal as of April 1, 2020, for revocable permits in Honolulu Harbor.

ZONING:

State Land Use Commission: Urban
 County of Oahu: 1-3, Waterfront Industrial District
 IMX-1, Industrial Mixed Use District

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Land acquired after Statehood (non-ceded).

CURRENT USE STATUS:

The Applicant currently has five (5) existing month-to-month permits that occupy a portion of the Pier 21 Warehouse and a portion of Warehouse 6 situated at Honolulu Harbor, Oahu, for office space, storage space, warehouse space, and parking for its maritime business. 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 DOT Harbors, through eminent domain proceedings land acquired by issuance of Governor's Executive Order No. 2903.

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, which exempts the following:

"Exemption Class 1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving minor expansion or minor 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:

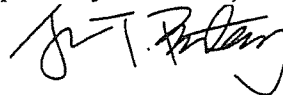
The Applicant transports and distributes heavy fuel oil and refined petroleum products via tank barges throughout the Hawaiian Islands. The Applicant also provides ship refueling services to vessels in Honolulu Harbor.

Currently, the Applicant has five (5) month-to-month permits for office space, storage space, warehouse space, and parking to support its bulk liquid transportation business. The DOT Harbors has been reviewing all month-to-month permits to ensure compliance with 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. This submittal will update and renew the month-to-month permits which is compliant with Chapter 171, HRS.

RECOMMENDATION:

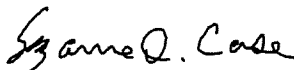
That the Board authorize the DOT Harbors to issue the Applicant eight (8) month-to-month revocable permits for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



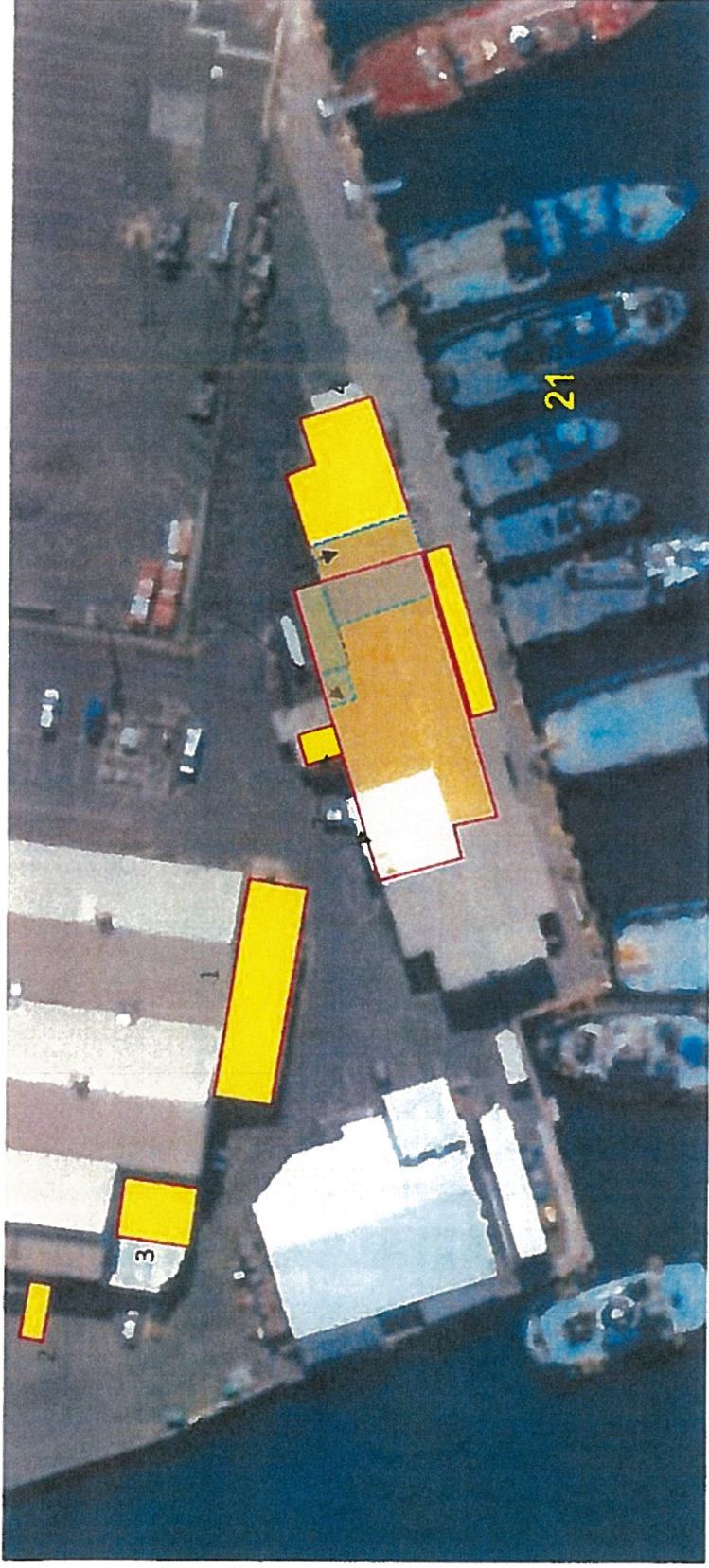
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



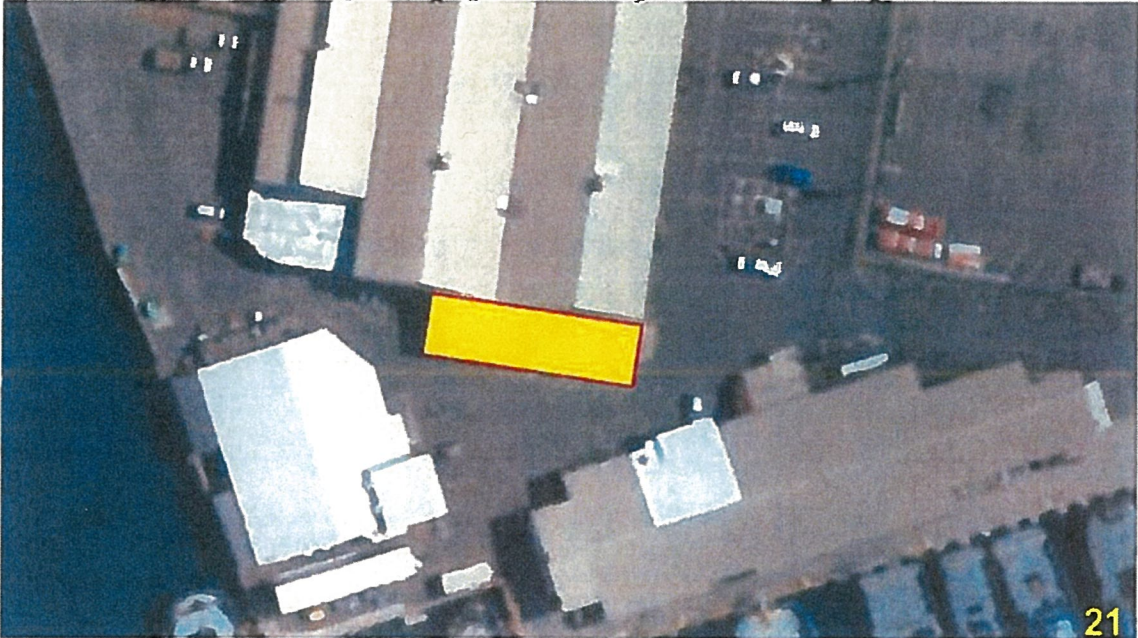
SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

Att.: Exhibits A and B



1. Storage of equipment for tugboat and barge operations
2. Flatbed Parking (1 stall)
3. Storage of equipment for tugboat and barge operations
4. Office Space
5. Mezzanine Office Space
6. Mezzanine Warehouse Space
7. Warehouse space for maintenance of tug/barges and storage of equipment
 - 7a. Common Area Restroom (CAM), please see Exhibit B for details
 - 7b. Common Area Restroom (CAM), please see Exhibit B for details
8. Pier 21 storage

Area 1 – Storage of equipment for tugboat and barge operations



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Storage of equipment for tugboat and barge operations	Warehouse	20'	75'	1,500



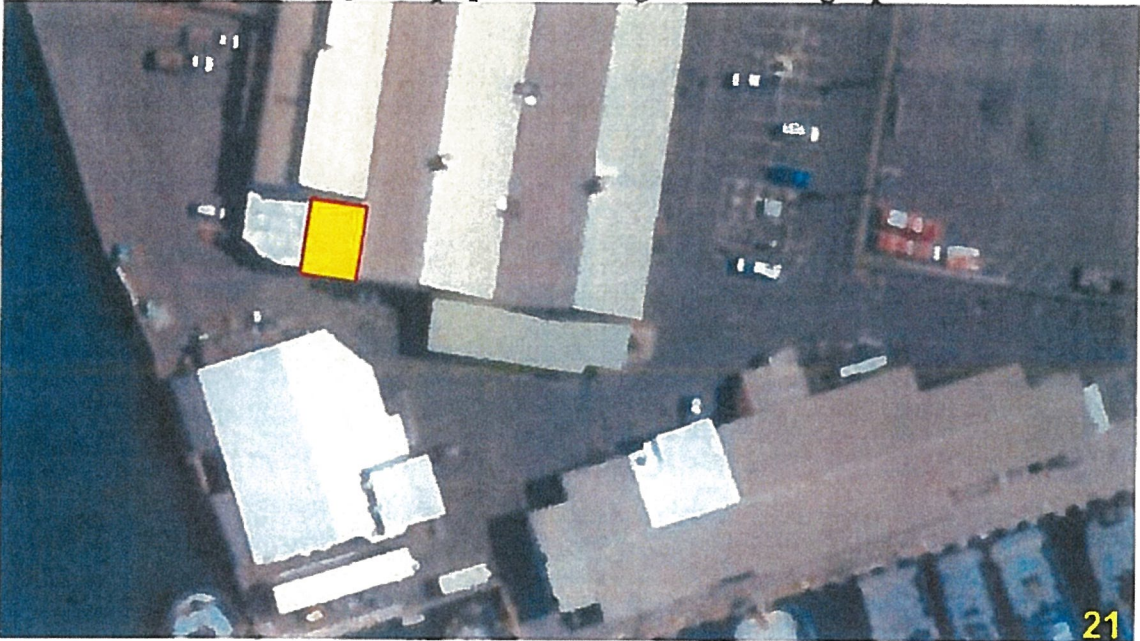
Area 2 – Flatbed Parking (1 stall)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Flatbed Parking (1 stall)	Improved-Paved land	27'	11'	297



Area 3 – Storage of equipment for tugboat and barge operations



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Storage of equipment for tugboat and barge operations	Warehouse	25'	23'	575



Area 4 – Office Space



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
4	Office Space	Office	(32' x 39' = 1,248) (20' x 17' = 340)	1,588



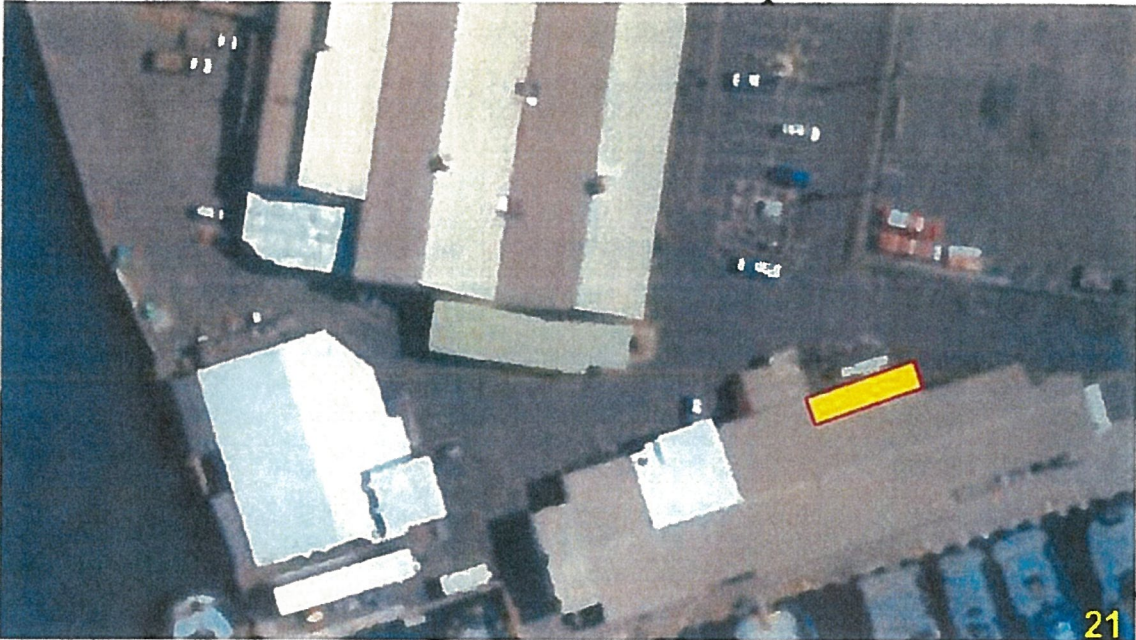
Area 5 – Mezzanine Office Space



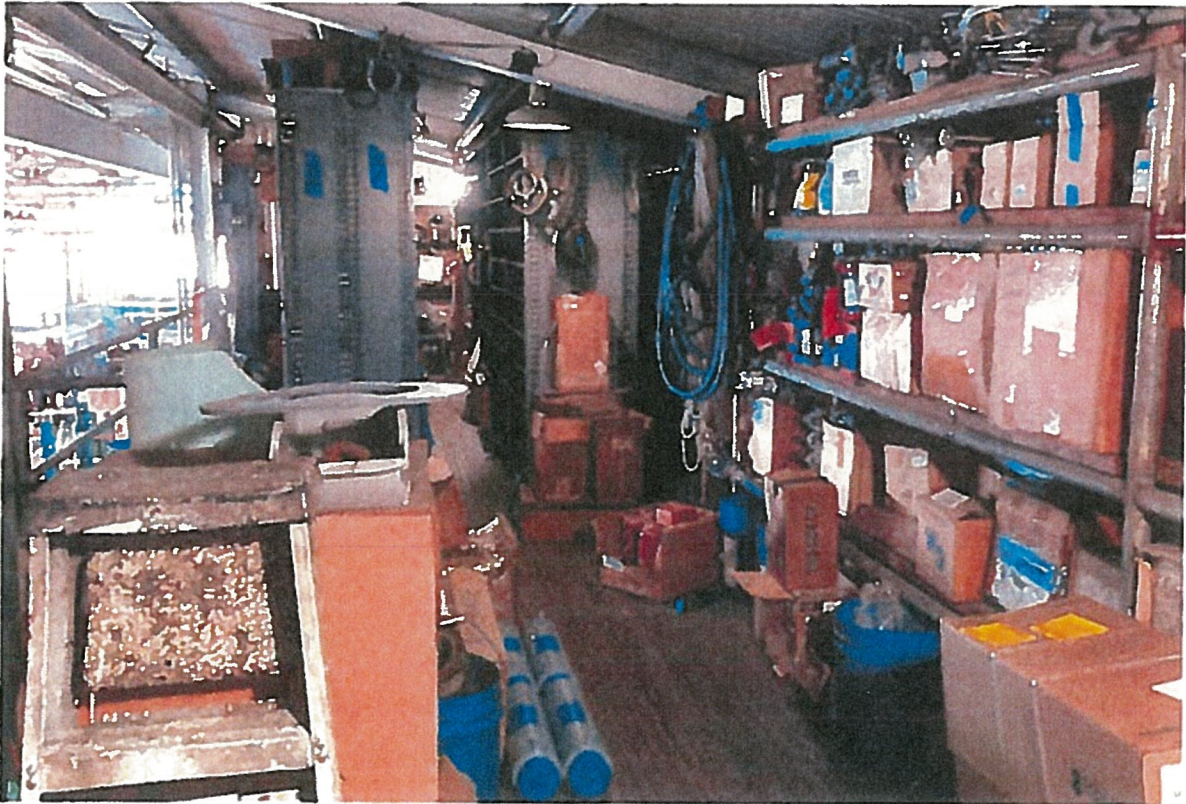
AREA	DESCRIPTION	TYPE	DIMENSIONS SQ. FT.
5	Mezzanine Office Space	Office	(19' x 32' = 608) (14' x 32' = 448) 1,186 (13' x 10' = 130)



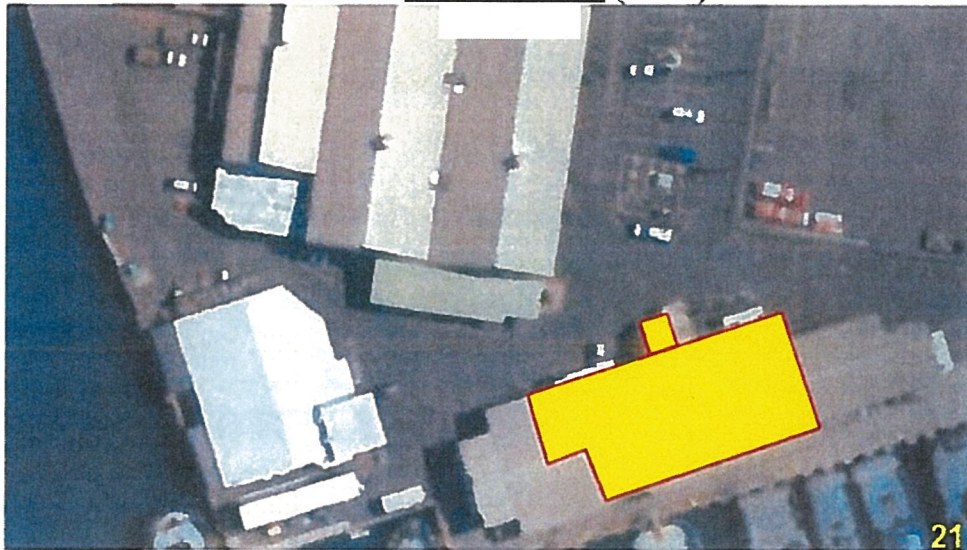
Area 6 – Mezzanine Warehouse Space



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
6	Mezzanine Warehouse Space	Warehouse	43'	12'	516



Area 7 - Warehouse space for maintenance of tug/barges and storage of equipment and Common Area Restroom (CAM)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
7	Warehouse space for maintenance of tug/barges and storage of equipment	Warehouse	(45' x 109': 4,905) (8' x 22': 176) (12' x 11': 132) (12' x 20': 240) CAM charge only	4,973
7a	Common Area Restroom	CAM charge	12' 20'	240
7b	Common Area Restroom	CAM charge	15' 9'	135



Area 8 – Pier 21 Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQFT
8	Pier 21 Storage	Improved-Paved land	10'	80'	800

