

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

MAUI

ISSUANCE OF TWENTY-EIGHT (28) MONTH-TO-MONTH REVOCABLE PERMITS TO YOUNG BROTHERS, LLC, FOR VARIOUS AREAS TO SUPPORT THEIR INTER-ISLAND BARGE OPERATIONS AT KAHULUI HARBOR, SITUATED AT PIERS 2 AND 3 KAHULUI HARBOR, MAUI, TAX MAP KEY NOS. (2) 3-7-008:002 (P), (2) 3-7-008:003 (P), (2) 3-7-010:002 (P), (2) 3-7-010:003 (P), (2) 3-7-010:999 (P), (2) 3-7-008:001 (P), AND (2) 3-7-010:001 (P), GOVERNOR'S EXECUTIVE ORDER NOS. 2635, 3318, HWY 2372 MEMO DATED 9/15/2017 TRANSFER TO DOT HARBORS, AND PENDING SET ASIDE BY GOVERNOR'S EXECUTIVE ORDER

LEGAL REFERENCE:

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

APPLICANT:

Young Brothers, LLC, (Applicant) is a domestic limited liability company whose mailing address is Pier 40, 1331 N Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

Provide guard stations, office spaces, break areas for employees, storage space for equipment, reefer easements and plugs, non-exclusive subsurface power easement, bike rack, portable restrooms for their employees, and coning stations for their inter-island barge operations at Kahului Harbor.

LOCATION:

Portion of governmental lands at Piers 2 and 3, Kahului Harbor, Maui, Tax Map Key Nos. (2) 3-7-008:002 (P), (2) 3-7-008:003 (P), (2) 3-7-010:002 (P), (2) 3-7-010:003 (P), (2) 3-7-010:999 (P), (2) 3-7-008:001 (P), and (2) 3-7-010:001 (P), Governor's Executive Order Nos. 2635, 3318, HWY 2372 Memo Transfer to DOT Harbors (9/15/2017) and pending set aside, as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibits A and B

AREA	DESCRIPTION	ТҮРЕ	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Guard Station	Improved-Paved Land	296	\$ 0.45	\$ 133.20	\$ 266.40
2	Container Station	Improved-Paved Land	275	\$ 0.45	\$ 123.75	\$ 247.50
3	Outgoing Freight Office (OFO)	Improved-Paved Land	1,196	\$ 0.45	\$ 538.20	\$1,076.40
4	Fueling Station	Improved-Paved Land	320	\$ 0.45	\$ 144.00	\$ 288.00
5	Refrigerated Cargo Clerk Office and Scale	Improved-Paved Land	204	\$ 0.45	\$ 91.80	\$ 183.60
6	Break Area	Improved-Paved Land	1,215	\$ 0.45	\$ 546.75	\$1,093.50
7	Tire Storage	Improved-Paved Land	825	\$ 0.45	\$ 371.25	\$ 742.50
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11	Upside down Flat Rack for LCL	Improved-Paved Land	320	\$0.45	\$ 144.00	\$ 288.00
12	Trash Dumpsters (2)	Improved-Paved Land	76	\$ 0.45	\$ 34.20	\$ 68.40
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23	Bike Rack	Improved-Paved Land	98	\$ 0.45	\$44.10	\$ 88.20
24	Storage G-van	Improved-Paved Land	35	\$ 0.45	\$15.75	\$ 31.50
25	Portable Restroom	Improved-Paved Land	32	\$ 0.45	\$14.40	\$ 28.80
26	Large Dumpster	Improved-Paved Land	342	\$ 0.45	\$ 153.90	\$307.80
27	Single Dumpster	Improved-Paved Land	42	\$ 0.45	\$ 18.90	\$ 37.80
28	Second Single Dumpster	Improved-Paved Land	42	\$ 0.45	\$ 18.90	\$ 37.80

\$ 5,120.01	\$10,240.02
Total	Total
Monthly	Security
Rental	Deposit

CONSIDERATION:

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

ZONING:

State Land Use Commission:

Urban

County of Maui:

M-2, Industrial Heavy

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

The Public Land Trust Information System (PLTIS) states Tax Map Key No. (2) 3-7-010:003 (P) as undetermined trust land status. The remaining Tax Map Key areas in this submittal were acquired after statehood (non-ceded).

CURRENT USE STATUS:

The Applicant currently uses the premises. 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:

Tax Map Key Nos. (2) 3-7-008:002 (P), (2) 3-7-008:001 and (2) 3-7-008:003 were acquired via State acquisition and pending set aside by Governor's Executive Order to DOT Harbors. Tax Map Key No. (2) 3-7-010:999 was transferred to the DOT Harbors via HWY 2372 Memo dated 9/15/2017. The remaining Tax Map Key areas described in this submittal were acquired by the DOT Harbors, through eminent domain proceedings by issuance of Governor's Executive Order Nos. 3318 and 2635.

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 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 has been servicing the Hawaiian Islands for over 100 years. The Applicant also invests in new vessel and shoreside technologies to lessen the impact on the environment and gives back to the community by donating their shipping services to benefit local non-profits.

Currently, the Applicant has an existing month-to-month permit at Kahului Harbor. The 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 existing month-to-month permit to support their inter-island barge operations was issued on September 1, 2000 and rent is currently \$4,284.00 per month. 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 twenty-eight (28) 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

Sgame Q. Case

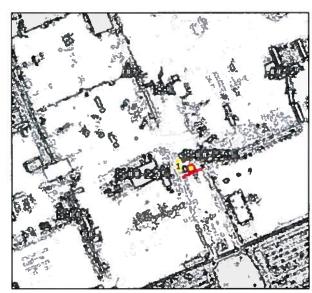
Attachments: Exhibits A, B, and C



- 1 Guard Station
- 2 Container Station
- 3 Outgoing Freight Office (OFO)
- 4 Fueling Station
- 5 Refrigerated Cargo Clerk Office and Scale
- 6 Break Area
- 7 Tire Storage
- 8 Customer Service and Supervisor Office
- 9 YB Assist Tug Equipment
- 10 Reefer Plugs and Transformer
- 11 Upside down Flat Rack for LCL
- 12 Trash Dumpsters (2)
- 13 Pier 3 Transformer and Electrical Equipment
- 14 Pier 3 Reefer Plugs

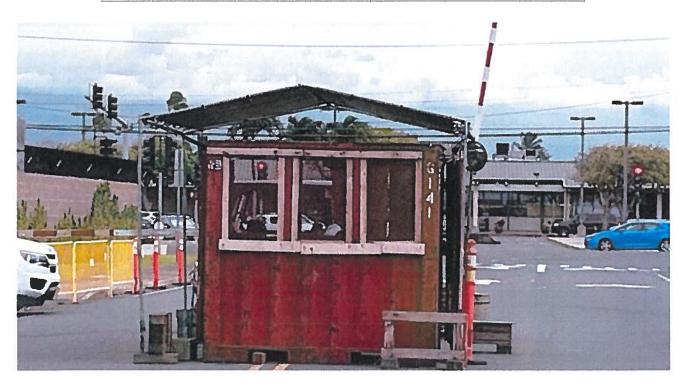
- 15 Reefer Easement
- 16 Container Station Easement
- 17 Gate 8 Container Station
- 18 Stevedore Lanai Break Area
- 19 Guard Station 2
- 20 LCL Freight Office
- 21 Coning Station 1
- 22 Coning Station 2
- 23 Bike Rack
- 24 Storage G-van
- 25 Portable Restroom
- 26 Large Dumpster
- 27 -- Single Dumpster
- 28 Second Single Dumpster

Area 1 – Guard Station

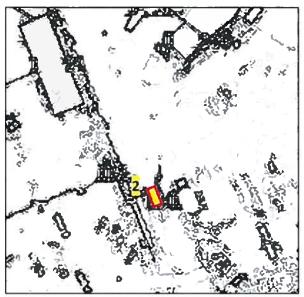




AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.	
		Improved-Paved	Security Arm (5' x 35' = 175)		
1	Guard Station	land	Guard Station (11' x 11' = 121)	296	



Area 2 – Container Station





AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
		Improved-Paved			
2	Container Station	land	11'	25	275



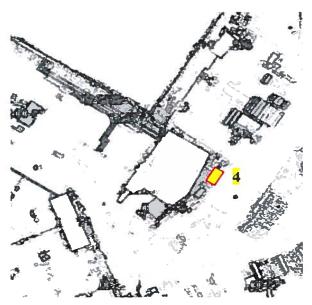
Area 3 – Outgoing Freight Office (OFO)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.	
	Outgoing Freight	Improved-Paved				
3	Office (OFO)	land	26'	46'	1,196	

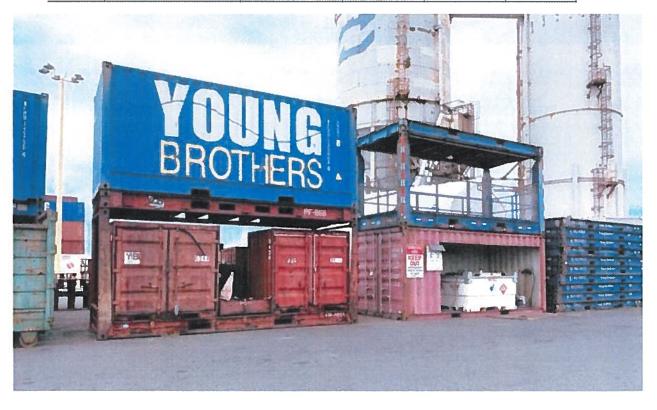


Area 4 – Fueling Station





AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
		Improved-Paved			
4	Fueling Station	land	8"	40'	320

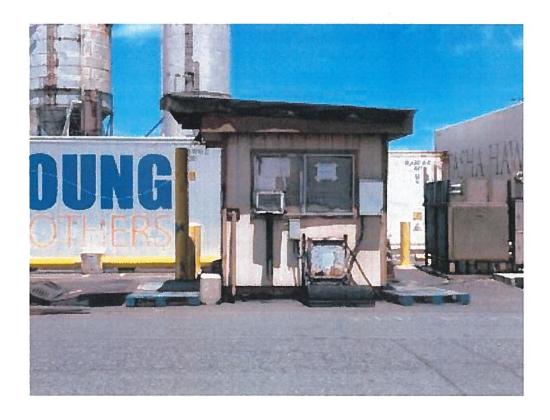


Area 5 - Refrigerated Cargo Clerk Office and Scale

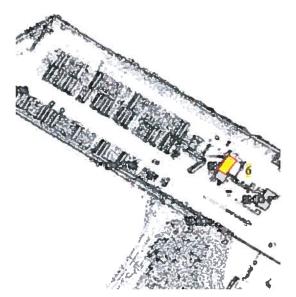




AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.	
	Refrigerated Cargo	Improved-Paved				
5	Clerk Office and Scale	land	12'	17'	204	



Area 6 – Break Area

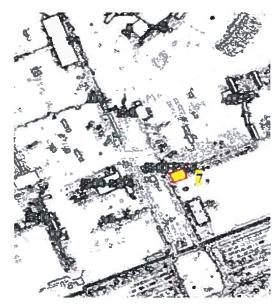




AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.	
		Improved-Paved				
6	Break Area	land	27	45'	1,215	



Area 7 - Tire Storage

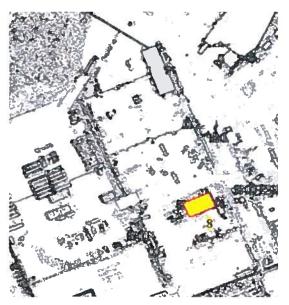




AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
		Improved-Paved			
7	Tire Storage	land	25'	33'	825



Area 8 – Customer Service and Supervisor Office

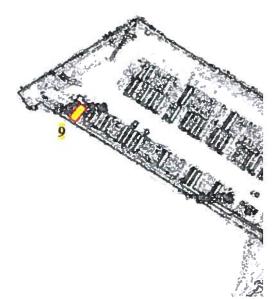




AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
	Customer Service and	Improved-Paved			
8	Supervisor Office	land	34'	61 ¹	2,074

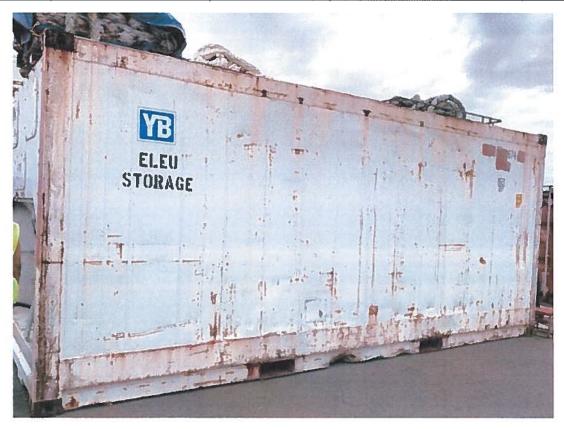


Area 9 - YB Assist Tug Equipment

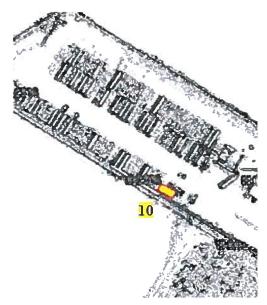




AREA	DESCRIPTION	TYPE	DIMEN	ISIONS	SQ. FT.
	YB Assist Tug	Improved-Paved			
9	Equipment	land	8'	34	272



Area 10 - Reefer Plugs and Transformer



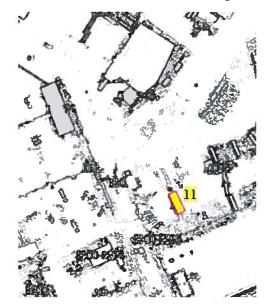


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
	Reefer Plugs and	Improved-Paved	(5' x 10' = 50)	
10	Transformer	land	(98' x 4' = 392)	442





Area 11 – Upside Down Flat Rack for LCL

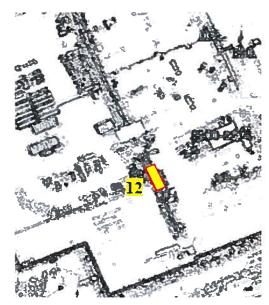




AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
	Upside down Flat	Improved-Paved			
11	Rack for LCL	land	8'	40'	320



Area 12 – Trash Dumpsters (2)

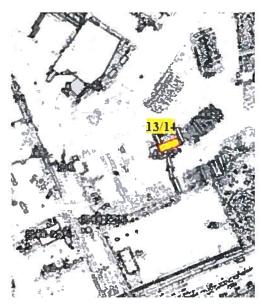




AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
		Improved-Paved	(7' x 4' = 28)	
12	Trash Dumpsters (2)	land	$(8' \times 6' = 48)$	76



Area 13 – Pier 3 Transformer and Electrical Equipment

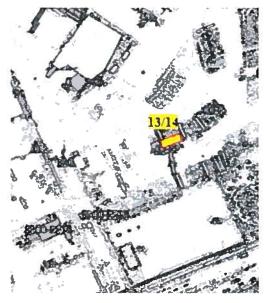




AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
	Pier 3 Transformer and	Improved-Paved			
13	Electrical Equipment	land	8'	8'	64



Area 14 – Pier 3 Reefer Plugs

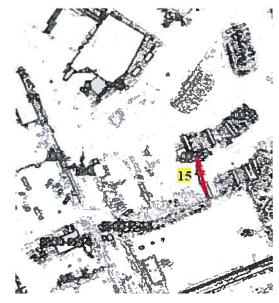




AREA	DESCRIPTION	N TYPE DIMENSIONS Improved-Paved		SQ. FT.	
		Improved-Paved			
14	Pier 3 Reefer Plugs	land	3'	132'	396



Area 15 – Reefer Easement

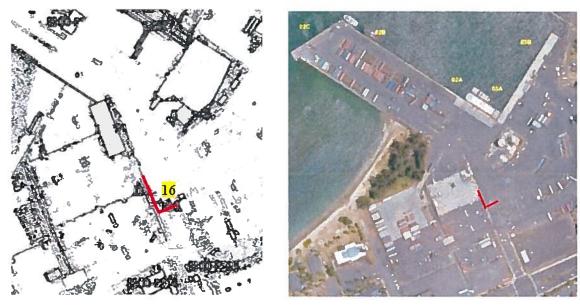




AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
		Improved-Paved	(45' x 2' = 90)	
15	Reefer Easement	land	$(13.5' \times 2' = 27)$	117



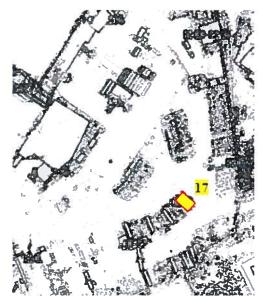
Area 16 – Container Station Easement



AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.	
	Container Station	Improved-Paved				
16	Easement	land	45'	2'	90	



Area 17 - Gate 8 Container Station

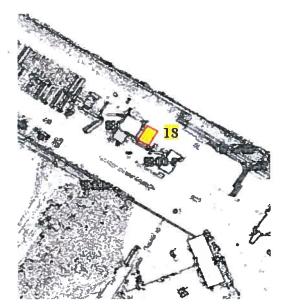




AREA	DESCRIPTION	TYPE	DIMEN	ISIONS	SQ. FT.
47	Gate 8 Container	Improved-Paved	145	28'	392
17	Station	land	14	20	392



Area 18 – Stevedore Lanai Break Area



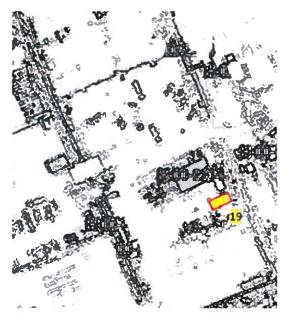


,	AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.	
	18	Stevedore Lanai Break	Improved-Paved	20'	32	640	
	10	Area	land	20	32	040	





Area 19 – Guard Station 2

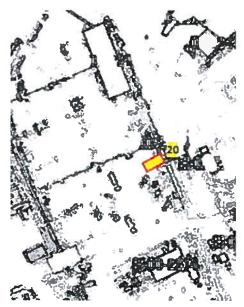




AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
19	Guard Station 2	Improved-Paved	8'	22'	176
13	Guaru Station 2	land	O	22	170



Area 20 – LCL Freight Office

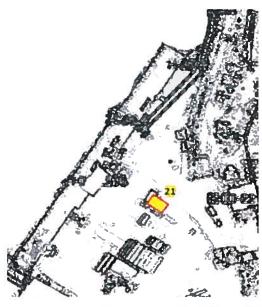




DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
L Freight Office	Improved-Paved	23'	38'	874
		L Freight Office Improved-Paved	Improved-Payed	L Freight Office Improved-Paved 23 38



Area 21 – Coning Station 1

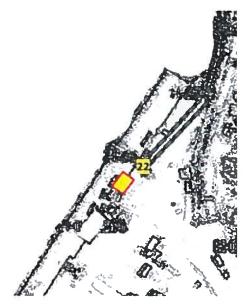


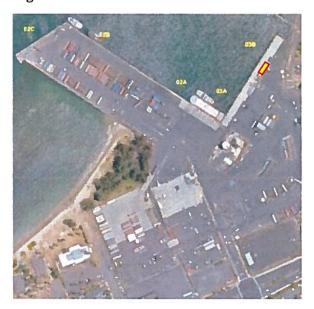


AREA	DESCRIPTION	TYPE	DIMEN	ISIONS	SQ. FT.
21	Coning Station 1	Improved-Paved land	58'	8'	464



Area 22 – Coning Station 2

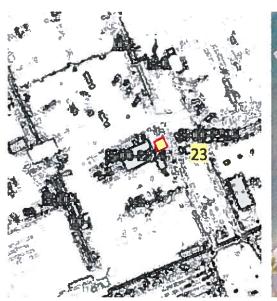




AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
22	Coning Station 2	Improved-Paved land	20'	8'	160



Area 23 – Bike Rack





AREA DESCRIPTION		TYPE	DIMENSIONS		SQ. FT.	
23	Bike Rack	Improved-Paved	7	14'	98	



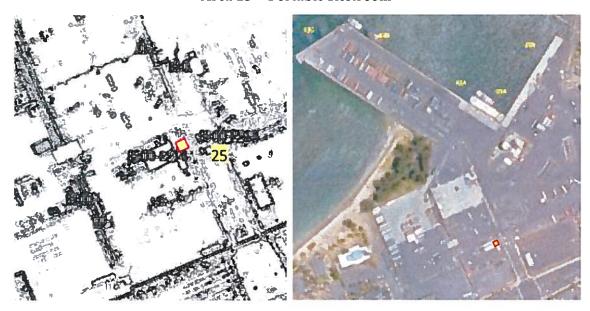
Area 24 – Storage G-van



AREA	DESCRIPTION	TYPE	DIMEN	ISIONS	SQ. FT.
24	Ctorogo C was	Improved-Paved	51	7'	35
24	Storage G-van	land	5	/	35



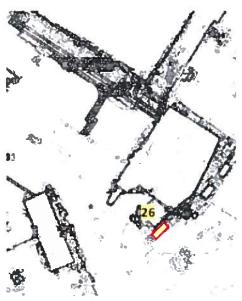
Area 25 – Portable Restroom



AREA DESCRIPTION		TYPE	DIMENSIONS		SQ. FT.	
25	Dortoble Doctroom	Improved-Paved	A!	01	32	
25	Portable Restroom	land	4	0	32	



Area 26 – Large Dumpster

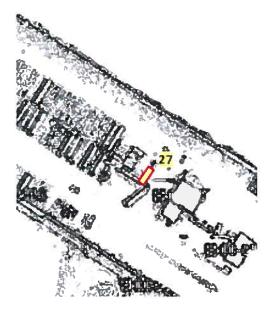




1	AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
	26	Large Dumpster	Improved-Paved land	19'	18'	342



Area 27 – Single Dumpster

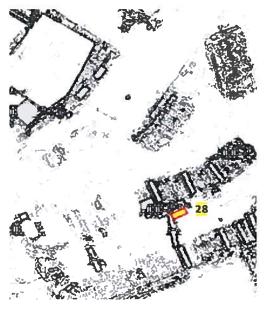


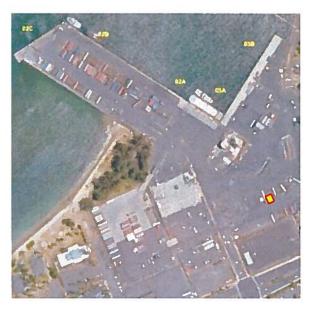


AREA	DESCRIPTION	TYPE	DIMEN	SIONS	SQ. FT.
27	Single Dumpster	Improved-Paved land	7'	6'	42



Area 28 – Second Single Dumpster





AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
28	Second Single	Improved-Paved	7' 6'		42
20	Dumpster	land			42



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12	(2) 3-7-008:002 (P)	Trash Dumpsters (2)	Improved-Paved land	76	\$ 0.45	\$ 34.20	\$ 68.40
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Young Brothers, LLC Kahului Harbor, Piers 2-3

Exhibit C

25	(2) 3-7-008:002 (P)	Portable Restroom	Improved-Paved land	32	\$ 0.45	\$14.40	\$ 28.80
26	(2) 3-7-010:002 (P)	Large Dumpster	Improved-Paved land	342	\$ 0.45	\$153.90	\$ 307.80
27	(2) 3-7-010:003 (P)	Single Dumpster	Improved-Paved land	42	\$ 0.45	\$18.90	\$37.80
28	(2) 3-7-010:002 (P)	Second Single Dumpster	Improved-Paved land	42	\$ 0.45	\$18.90	\$37.80

\$ 5,120.01	\$10,240.02
Total	Total

Total Total
Monthly Security
Rental Deposit