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

OAHU

ISSUANCE OF MONTH-TO-MONTH REVOCABLE PERMIT TO PACIFIC MARINE & SUPPLY COMPANY, LTD., FOR OFFICE SPACE AND PARKING. HONOLULU HARBOR, OAHU, TAX MAP KEY NO. (1) 1-5-038:001 (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:

Pacific Marine & Supply Company, Ltd. (Applicant) is a domestic for-profit corporation whose business registration address and mailing address is P.O. Box 29816 Honolulu, Hawaii 96820.

CHARACTER OF USE:

General office space for human resources, risk management, and accounting associated with adjacent subsidiary company, Pacific Shipyards International, LLC.

LOCATION:

Portions of governmental lands at Honolulu Harbor, Oahu, Tax Map Key No. (1) 1-5-038:001 (P), Governor’s Executive Order No. 2903, as shown on the attached map labeled Exhibit A.

ITEM M-12
AREA: See attached Exhibit A

<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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2nd Floor Office Space</td>
<td>Industrial Office Space</td>
<td>1,715</td>
<td>$1.30</td>
<td>$2,229.50</td>
<td>$4,459.00</td>
</tr>
<tr>
<td>2</td>
<td>Parking Stalls</td>
<td>Improved Paved Land</td>
<td>300</td>
<td>$0.80</td>
<td>$240.00</td>
<td>$480.00</td>
</tr>
<tr>
<td>3</td>
<td>1st Floor Storage Space</td>
<td>Industrial Office Space</td>
<td>320</td>
<td>$1.30</td>
<td>$416.00</td>
<td>$832.00</td>
</tr>
</tbody>
</table>

$2,885.50 $5,771.00

CONSIDERATION:
Determined by appraisal as of April 1, 2020, for Revocable Permits in Honolulu Harbor.

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

COMMENCEMENT DATE:
February 1, 2021

TRUST LAND STATUS:
Land acquired after statehood (non-ceded lands).

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:

Acquired by the DOT Harbors, through eminent domain proceedings 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, 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 a Harbors Division tenant for over 40 years, employing more than 100 people. The space provides critical business functions for its subsidiary, Pacific Shipyards International, LLC., which maintains and services vessels vital for the functioning of State Harbors.

Pavement improvement projects within the subject premises will be forthcoming. If parking stalls within Area 2 need to be rearranged to include Americans with Disabilities Act (ADA) compliant parking stalls, DOT Harbors will rearrange Area 2 within the premises parking lot to provide Applicant non-ADA parking stalls totaling 300 square feet.

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. This submittal will update the month-to-month permits 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

Attachment: Exhibit A