

DAVID Y. IGE
GOVERNOR



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
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IN REPLY REFER TO:

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

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	2 nd Floor Office Space	Industrial Office Space	1,715	\$ 1.30	\$ 2,229.50	\$ 4,459.00
2	Parking Stalls	Improved Paved Land	300	\$.80	\$ 240.00	\$ 480.00
3	1 st Floor Storage Space	Industrial Office Space	320	\$ 1.30	\$ 416.00	\$ 832.00
					\$ 2,885.50	\$ 5,771.00
					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
 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:

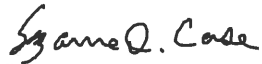
That the Board authorize the DOT Harbors to issue the Applicant a month-to-month revocable permit for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation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

Respectfully submitted,



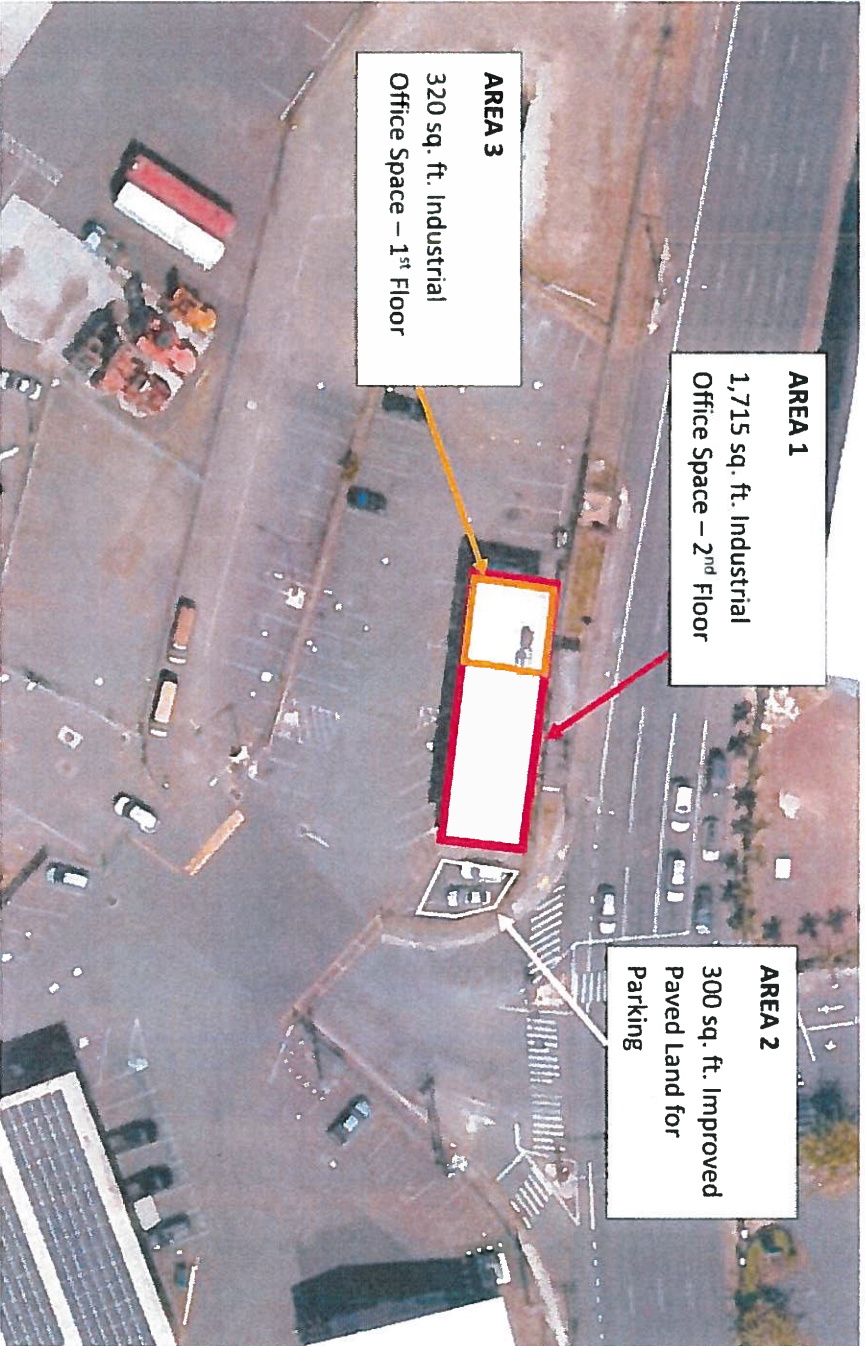
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Attachment: Exhibit A



AREA	DESCRIPTION	TYPE	SQ. FT.
1	2 nd Floor Office Space	Industrial Office Space	1,715
2	Parking Stalls	Improved Paved Land	300
3	1 st Floor Storage Space	Industrial Office Space	320