



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 FOUR (4) MONTH-TO-MONTH PERMITS TO SAUSE BROS., INC., FOR A MODULAR OFFICE AND PARKING AREAS, SITUATED AT PIER 27, HONOLULU HARBOR, OAHU, TAX MAP KEY NOS. (1) 1-5-038:001 (P) AND (1) 1-5-038:074 (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:

Sause Bros., Inc. ("Applicant"), is a foreign profit corporation whose mailing address is 885 SW 5th Avenue, Suite 1600, Portland, Oregon 97204.

CHARACTER OF USE:

Applicant's proposed use is for parking areas and a modular office to support its marine transportation business.

LOCATION:

A portion of governmental lands at Pier 27, Honolulu Harbor, Oahu, Tax Map Key Nos. (1) 1-5-038:001 (P) and (1) 1-5-038:074 (P) as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Parking-2 rows (18 stalls)	Improved Paved-land	3,096	\$0.81	\$2,507.76	\$5,015.52
2	Parking-1 row (9 stalls)	Improved Paved-land	1,548	\$0.81	\$1,253.88	\$2,507.76
3	Parking-tandem (8 stalls)	Improved Paved-land	1,296	\$0.81	\$1,049.76	\$2,099.52
4	Modular Office	Improved Paved-land	2,304	\$0.81	\$1,866.24	\$3,732.48
					\$6,677.64	\$13,355.28
					Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Determined by appraisal as of January 1, 2021, for Revocable Permits in Honolulu Harbor.

ZONING:

State Land Use Commission: Urban
 County of Oahu: I-3 (Waterfront Industrial District)

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Land acquired after Statehood (non-ceded).

CURRENT USE STATUS:

Currently, the Applicant has five (5) existing month-to-month permits that occupy a portion of Piers 27-28 situated at Honolulu Harbor, Oahu, for its warehouse, parking areas, stationary storage container, and storage space for its maritime transportation

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. 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 the 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:

Beginning in the 1930s the Applicant initially started hauling lumber in the Pacific Northwest as a family business. Since then, it has diversified its business to include transportation of different types of cargo, repairing and building marine transportation vessels, and providing ocean towing services. The Applicant began operating in Hawaii in 1966 and in 1983 added Honolulu as its base of operations and extended its cargo delivery services to the South Pacific. The Applicant provides marine transportation services to and from the West Coast of the continental United States, Hawaii, and the South Pacific.

Currently, the Applicant has five (5) month-to-month permits for a warehouse, storage space, a stationary container for storage, and parking to support its maritime transportation business. The DOT Harbors is in the process of reviewing all month-to-month permits to ensure compliance with and applicability to Section 171-55, HRS. This submittal will update land usage areas which is compliant with Chapter 171, HRS.

RECOMMENDATION:

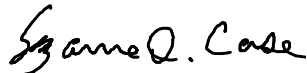
That the Board authorizes the DOT Harbors to issue the Applicant four (4) month-to-month revocable permits for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



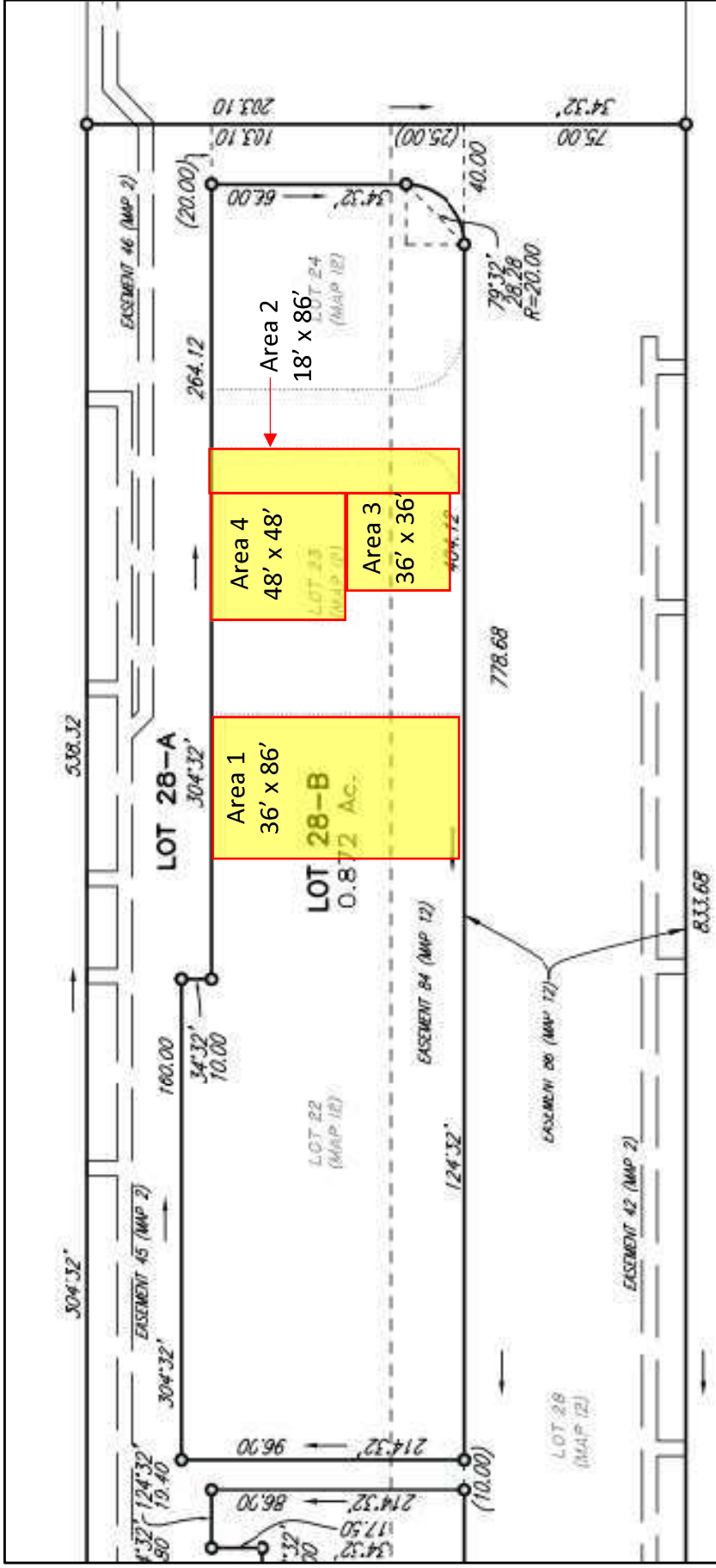
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Att.: Exhibit A



1. Parking-2 rows (18 stalls)
2. Parking-1 row (9 stalls)
3. Parking-tandem (8 stalls)
4. Modular Office