



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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

OAHU

ISSUANCE OF A MONTH-TO-MONTH REVOCABLE PERMIT TO TOELL U.S.A. CORPORATION, FOR MATERIAL AND DRY GOODS STORAGE, SHIPPING AND RECEIVABLES, TO SUPPORT ITS CURRENT FACILITY OPERATIONS UNDER HARBOR LEASE NO. H-18-62, PIER 23, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-5-039:022 (P) AND (1) 1-5-039:050 (P), GOVERNOR'S EXECUTIVE ORDER NO. 2903

LEGAL REFERENCE:

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

APPLICANT:

Toell U.S.A. Corporation (Applicant), a Domestic Profit Corporation whose business and mailing address is 98-790 Moanalua Road, Aiea, Hawaii 96701.

CHARACTER OF USE:

For material and dry goods storage, shipping and receivables, to support Applicant's existing Honolulu Harbor facility.

LOCATION:

Government land situated at the Pier 23, Honolulu Harbor, Island of Oahu, Tax Map Key Nos. (1) 1-5-039:022 (P) and (1) 1-5-039:050 (P), Governor's Executive Order No. 2903, as shown on the map labeled Exhibit A.

ZONING:

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

AREA: See attached Exhibit A

AREA	DESCRIPTION	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Industrial Warehouse	11,336	\$0.84	\$9,522.24	\$19,044.48

CONSIDERATION:

Determined by appraisal as of January 1, 2021, with a 2.5% annual escalation applied by appraisal report, for Revocable Permits in Honolulu Harbor.

LAND TITLE STATUS:

Governor's Executive Order No. 2903 for Harbor Purposes, to be under the control and management of the State of Hawaii, Department of Transportation, Harbors Division (DOT Harbors).

TRUST LAND STATUS:

Land acquired after statehood (non-ceded lands).

CURRENT USE STATUS:

The warehouse is currently utilized as flexible short term shed storage, pursuant to Section 19-44-42, Hawaii Administrative Rules (HAR).

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Environmental Quality Control requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

"Exemption Type 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 deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR.

The exemption declaration for the action described above is based on the Exemption List for the DOT Harbors, reviewed, and concurred to by the Environmental Council on February 1, 2022.

REMARKS:

The Applicant is currently undergoing several operational changes that require the need for additional Harbor space. The Pier 23 warehouse space is currently underutilized and presents a convenient location in relation to its facility held under Harbor Lease No. H-18-62. The space will be utilized primarily as overflow material and dry goods storage.

RECOMMENDATION:

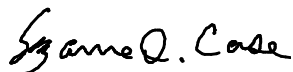
That the Board authorize the DOT Harbors to issue the Applicant a Month-to-Month Revocable Permit for the above-stated purposes, subject to the Terms and Conditions outlined above and incorporated herein by reference, and such Terms and Conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

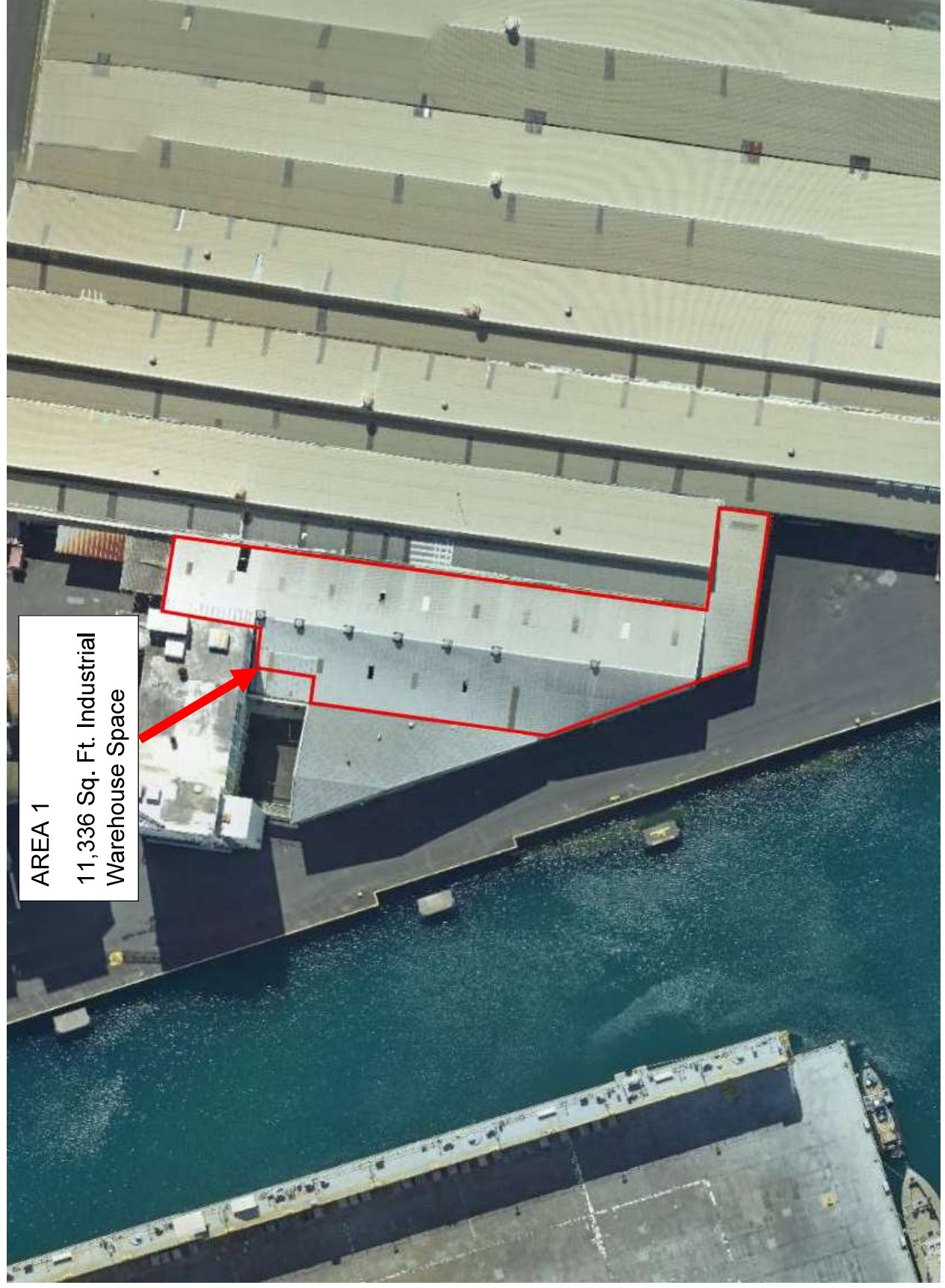


SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

Attachment: Exhibit A

Toell U.S.A. Corporation
Pier 23, Honolulu Harbor

EXHIBIT A



**Toell U.S.A. Corporation
Pier 23, Honolulu Harbor**

EXHIBIT A



Toell U.S.A. Corporation
Pier 23, Honolulu Harbor

EXHIBIT A

