



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

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IN REPLY REFER TO:

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

OAHU

ISSUANCE OF EIGHTEEN (18) MONTH-TO-MONTH PERMITS TO YOUNG BROTHERS, LLC, FOR OFFICE SPACES, STORAGE SPACES, WAREHOUSE SPACES, AND A SUBSURFACE SEWER EASEMENT, SITUATED AT PIERS 21 AND 22, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-5-039:035 (P), (1) 1-5-039:037 (P), (1) 1-5-039:034 (P), (1) 1-5-039:038 (P), (1) 1-5-039:069 (P), (1) 1-5-039:051 (P), AND (1) 1-5-039:007 (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:

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:

For office spaces, storage spaces, warehouse spaces, and a subsurface sewer easement to support its marine transportation and logistics service business.

LOCATION:

Portion of governmental lands at Pier 21, Honolulu Harbor, Island of Oahu, Tax Map Key Nos. (1) 1-5-039:035 (P), (1) 1-5-039:037 (P), (1) 1-5-039:034 (P), (1) 1-5-039:038 (P), (1) 1-5-039:069 (P), (1) 1-5-039:051 (P), and (1) 1-5-039:007 (P), Governor's Executive Order No. 2903, as shown on the attached map labeled Exhibit A.

ITEM M-6

AREA: See attached Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	First Floor-Office	Office	2,144	\$0.99	\$2,122.56	\$4,245.12
2	First Floor-Warehouse	Warehouse	3,350	\$1.07	\$3,584.50	\$7,169.00
3	Sewer easement	Improved Land-paved	1,404	\$0.61	\$856.44	\$1,712.88
4	Warehouse Space (Pier 21 Machine Shop)	Warehouse	990	\$1.07	\$1,059.30	\$2,118.60
4a	Common Area Restroom	CAM	135	\$0.20	\$27.00	\$54.00
5	Cage Storage	Warehouse	458	\$0.99	\$453.42	\$906.84
6	Office Space	Office	600	\$0.99	\$594.00	\$1,188.00
7	Cage Storage 2	Warehouse	575	\$0.99	\$569.25	\$1,138.50
8	Office Trailer (Port Engineer)	Improved Land-paved	160	\$0.81	\$129.60	\$259.20
9	Office Trailer 2 (Operations Manager)	Improved Land-paved	240	\$0.81	\$194.40	\$388.80
10	Office Trailer 3 (Young Brothers)	Improved Land-paved	684	\$0.81	\$554.04	\$1,108.08
11	Tent area outside of warehouse	Improved Land-paved	650	\$0.81	\$526.50	\$1,053.00
12	Stationary storage containers outside of warehouse 2	Improved Land-paved	320	\$0.81	\$259.20	\$518.40
13	Storage area outside of Machine Shop	Improved Land-paved	378	\$0.81	\$306.18	\$612.36
14	Flat Rack	Improved Land-paved	320	\$0.81	\$259.20	\$518.40
15	Stationary storage containers 4	Improved Land-paved	640	\$0.81	\$518.40	\$1,036.80
16	Stationary storage containers 2	Improved Land-paved	320	\$0.81	\$259.20	\$518.40
17	Stationary storage containers 5	Improved Land-Paved	210	\$0.81	\$170.10	\$340.20
18	Warehouse space	Warehouse	900	\$1.07	\$963.00	\$1,926.00
					\$13,406.29	\$26,812.58
					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
	IMX-1, Industrial Mixed-Use District

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Land acquired after Statehood (non-ceded).

CURRENT USE STATUS:

The Applicant currently has an existing month-to-month permit that covers the Pier 21 Carpenter Shop, a portion of Pier 21, Machine Shop, and other areas situated at Piers 21 and 22, Honolulu Harbor, Island of Oahu, for office spaces, storage spaces, warehouse spaces, and for its maritime business. The State of Hawaii, 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 DOT Harbors, through eminent domain proceedings land acquired 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, 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:

The Applicant has been servicing the Hawaiian Islands for over 100 years. The Applicant is also the only regularly scheduled common carrier that routinely transports goods to all of the main Hawaiian Islands. It is committed to investing in new vessels and shoreside technologies to lessen the impact on the environment and regularly gives back to the community by donating its shipping services to benefit local non-profits.

Currently, the Applicant has a month-to-month permit for office spaces, several storage spaces, warehouse spaces, and a sewer easement to support its marine transportation business. The DOT Harbors has been reviewing all month-to-month permits to ensure compliance with and applicability to Section 171-55, HRS. To do so, the DOT Harbors is in the process of renewing all current revocable permits to accurately describe land usage, designated permit locations, as well as updating monthly rental charges to appraised market value.

The existing month-to-month permit was issued in November 1999 and rent is currently \$5,669.00 per month. This submittal will update and renew the month-to-month permit which is compliant with Section 171, HRS.

RECOMMENDATION:

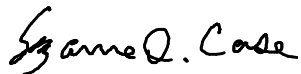
That the Board authorize the DOT Harbors to issue the Applicant eighteen (18) month-to-month revocable permits for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



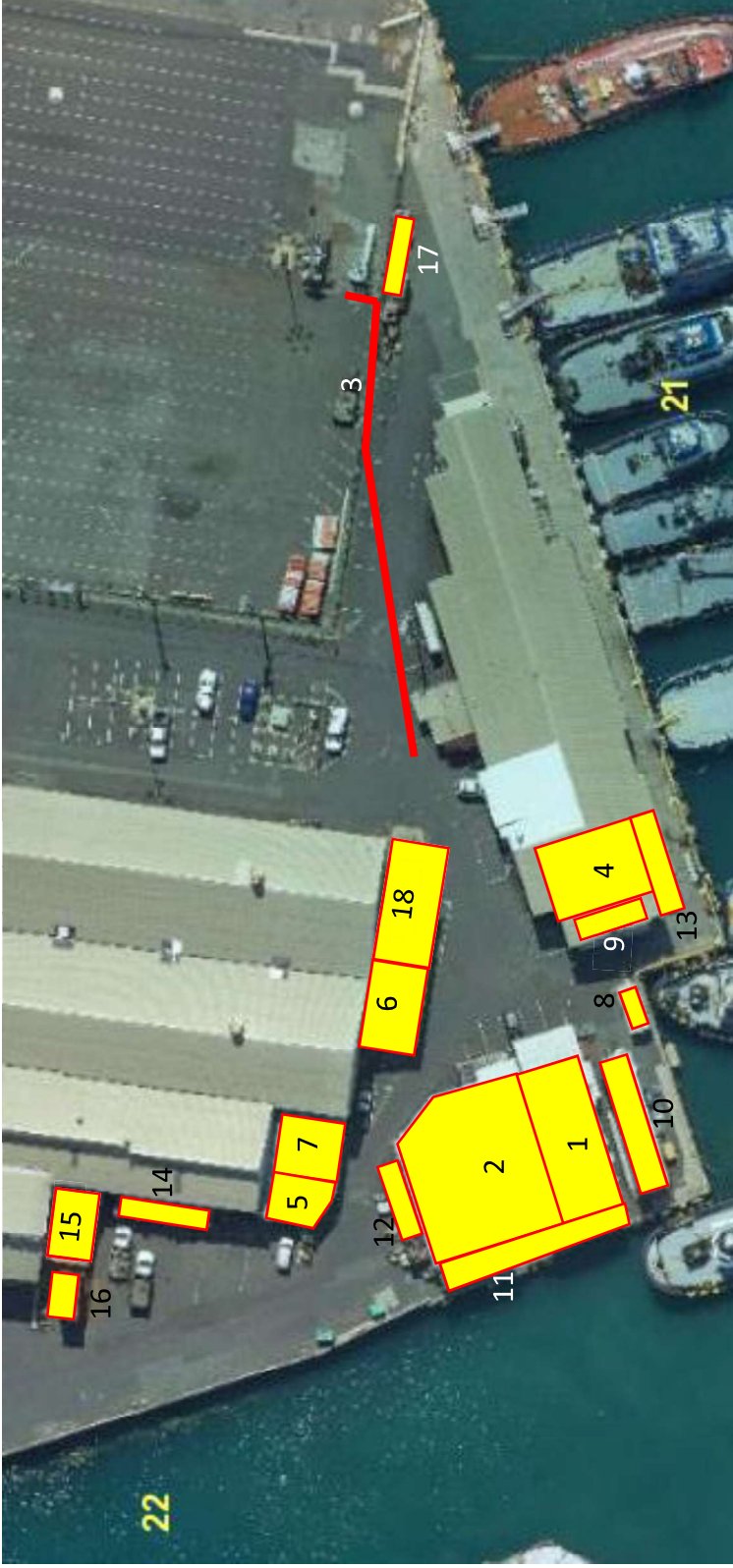
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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

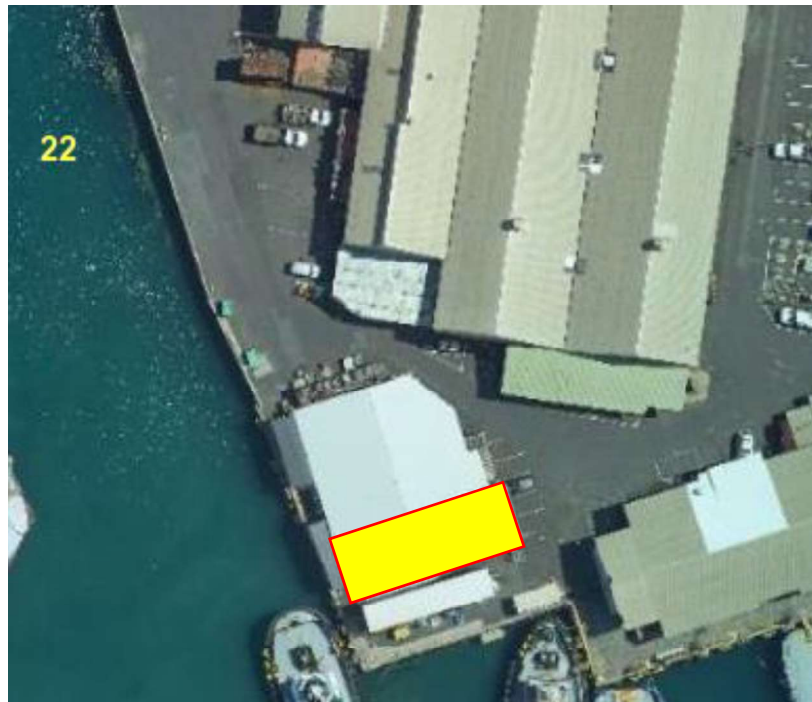
Attachments: Exhibits A and B



- | | |
|---|--|
| 1. First Floor-Office | 9. Office Trailer 2 (Operations Manager) |
| 2. First Floor-Warehouse | 10. Office Trailer 3 (YB) |
| 3. Sewer Easement | 11. Tent area outside of warehouse |
| 4. Warehouse Space (Pier 21 Machine Shop) | 12. Stationary storage containers outside of warehouse (2) |
| 4a. Common Area Restroom | 13. Storage area outside of Machine Shop |
| 5. Cage Storage | 14. Flat Rack |
| 6. Office Space | 15. Stationary storage containers (4) |
| 7. Cage Storage 2 | 16. Stationary storage containers (2) |
| 8. Office Trailer 1 (Port Engineer) | 17. Stationary storage containers (5) |
| | 18. Warehouse space* |

* Subject to formal cancellation from current tenant

Area 1 – First Floor-Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	First Floor-Office	Office	32'	67'	2,144



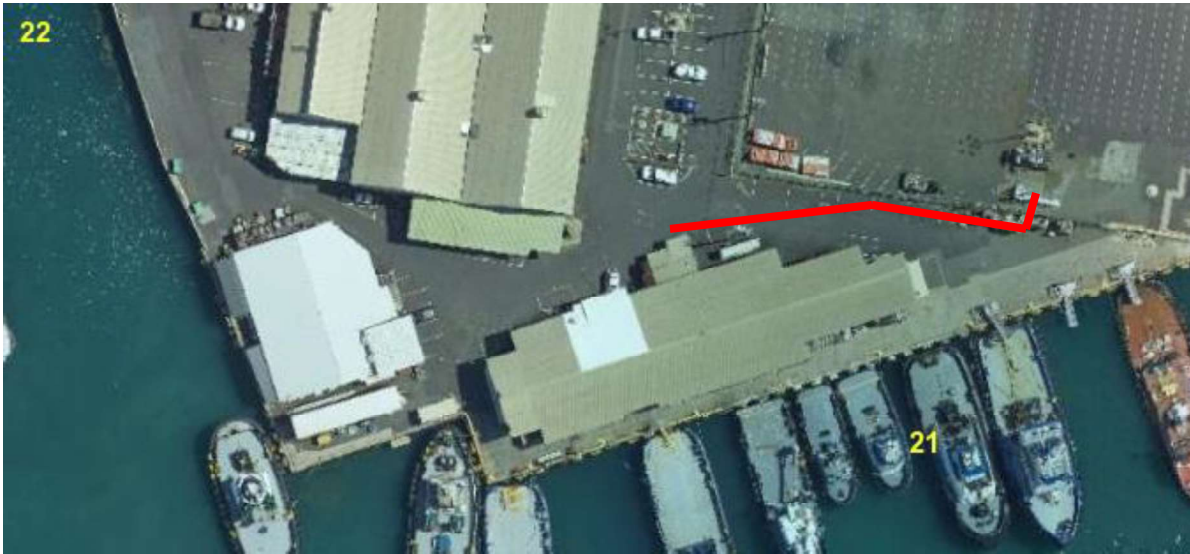
Area 2 – First Floor-Warehouse



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	First Floor-Warehouse	Warehouse			3,350



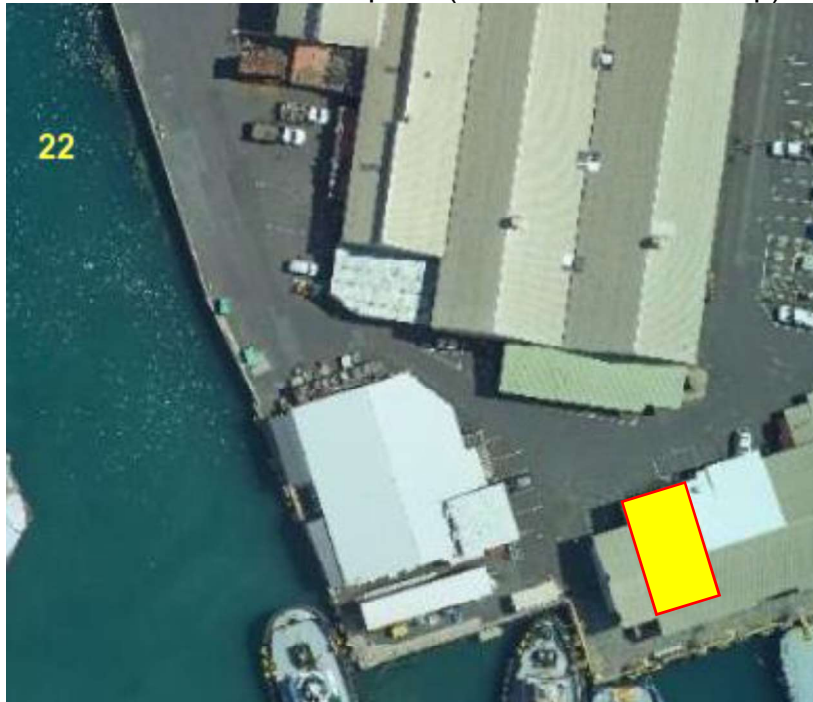
Area 3 – Sewer Easement



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Sewer Easement	Improved Land-paved			1,404



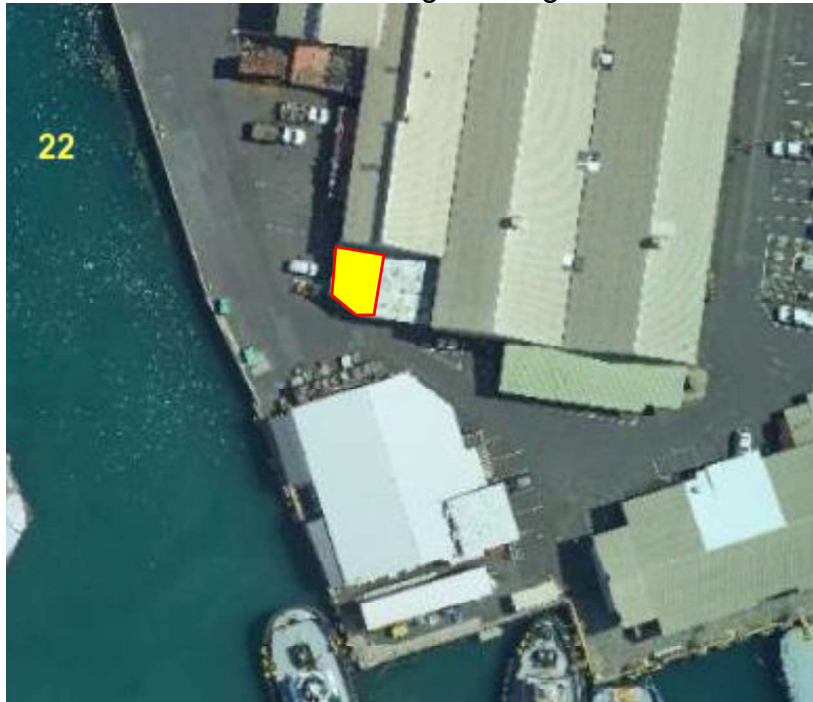
Area 4 – Warehouse Space (Pier 21 Machine Shop)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
4	Warehouse Space (Pier 21 Machine Shop)	Warehouse	30'	33'	990
4a	Common Area Restroom	CAM	15'	9'	135



Area 5 – Cage Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
5	Cage Storage	Warehouse			458



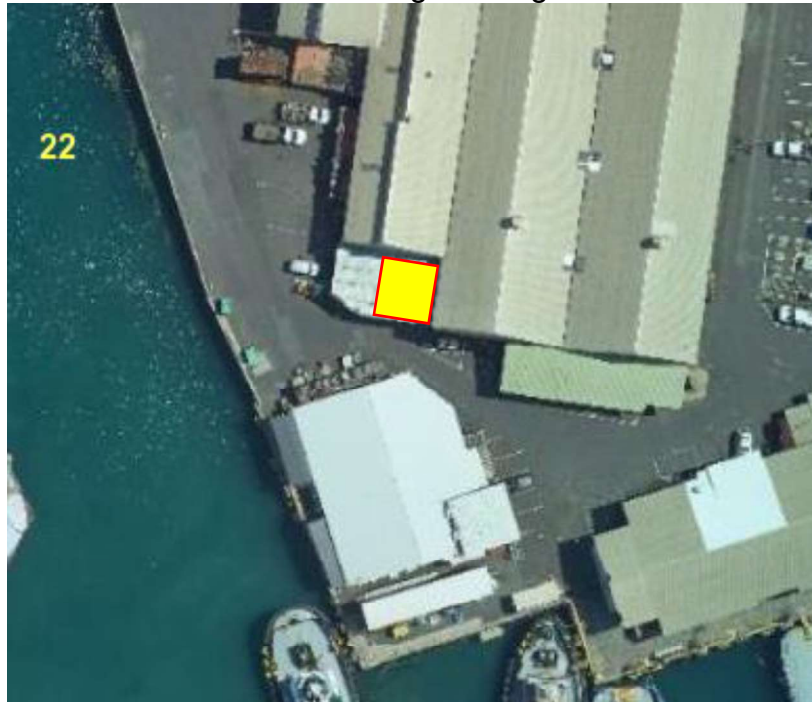
Area 6 – Office Space



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
6	Office Space	Office	20'	30'	600



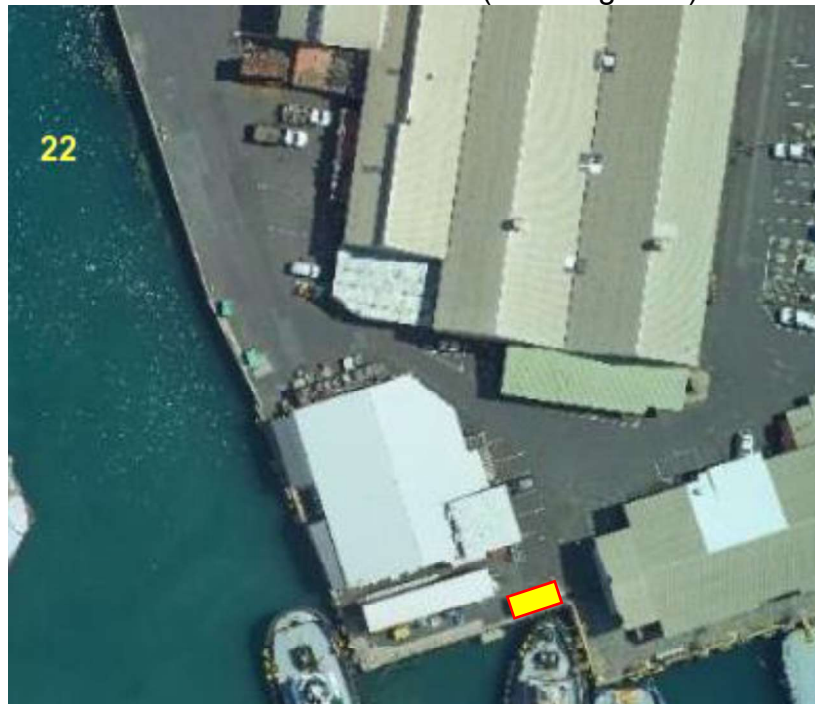
Area 7 – Cage Storage 2



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
7	Cage Storage 2	Warehouse	25'	23'	575



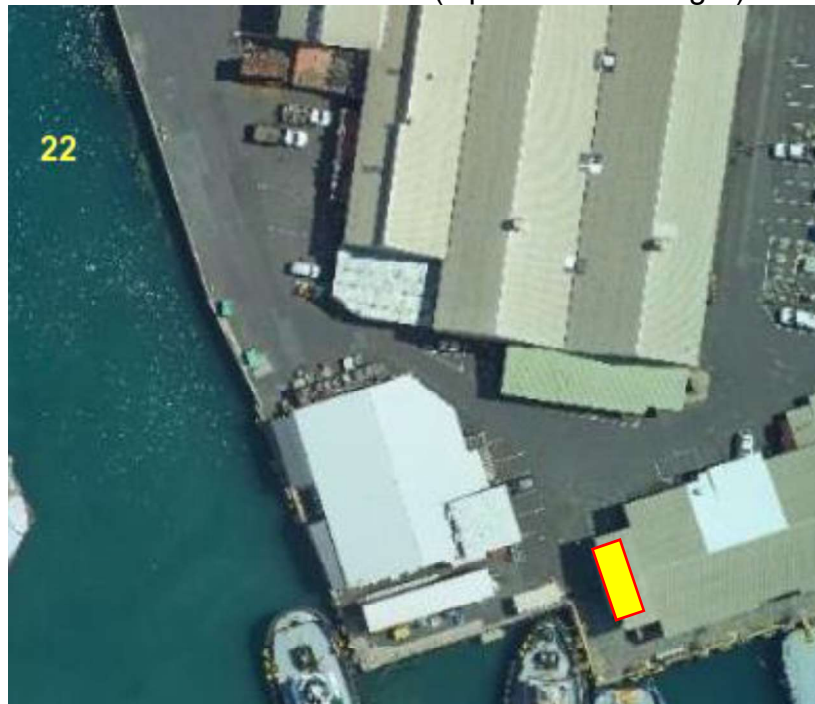
Area 8 – Office Trailer 1 (Port Engineer)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
8	Office Trailer 1 (Port Engineer)	Improved Land-paved	8'	20'	160



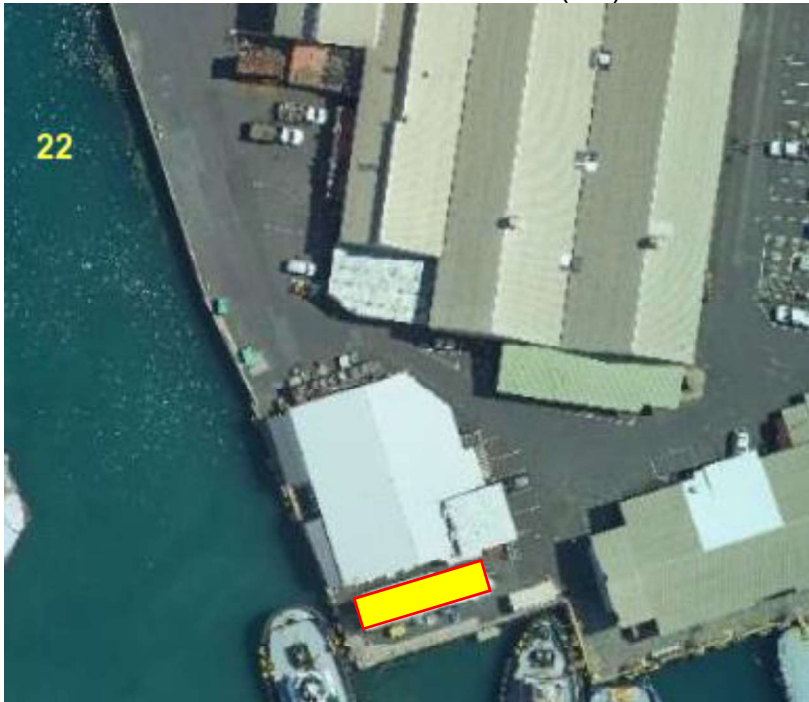
Area 9 – Office Trailer 2 (Operations Manager)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
9	Office Trailer 2 (Operations Manager)	Improved Land-paved	8'	30'	240



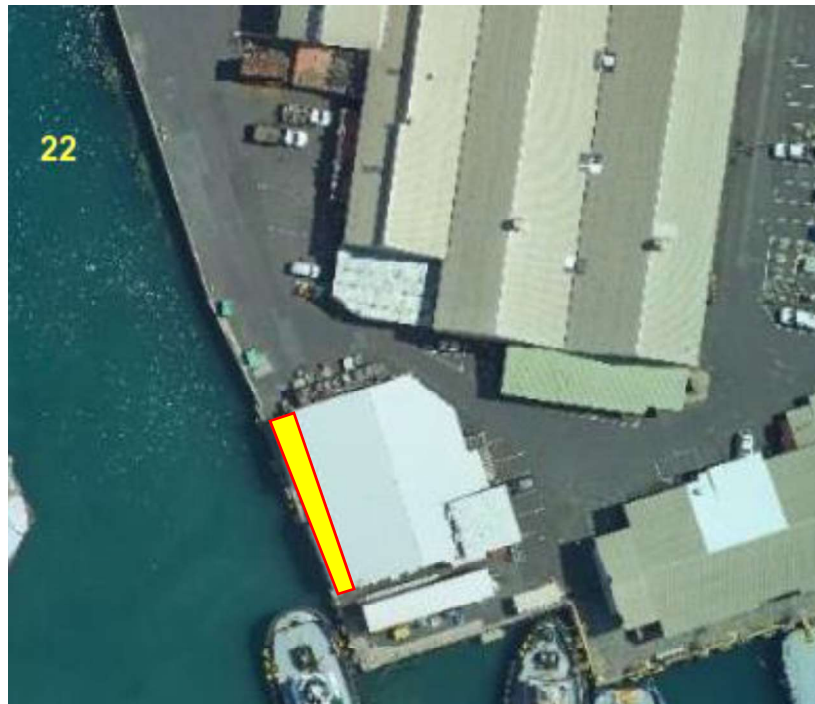
Area 10 – Office Trailer 3 (YB)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
10	Office Trailer 3 (YB)	Improved Land-paved	12'	57'	684



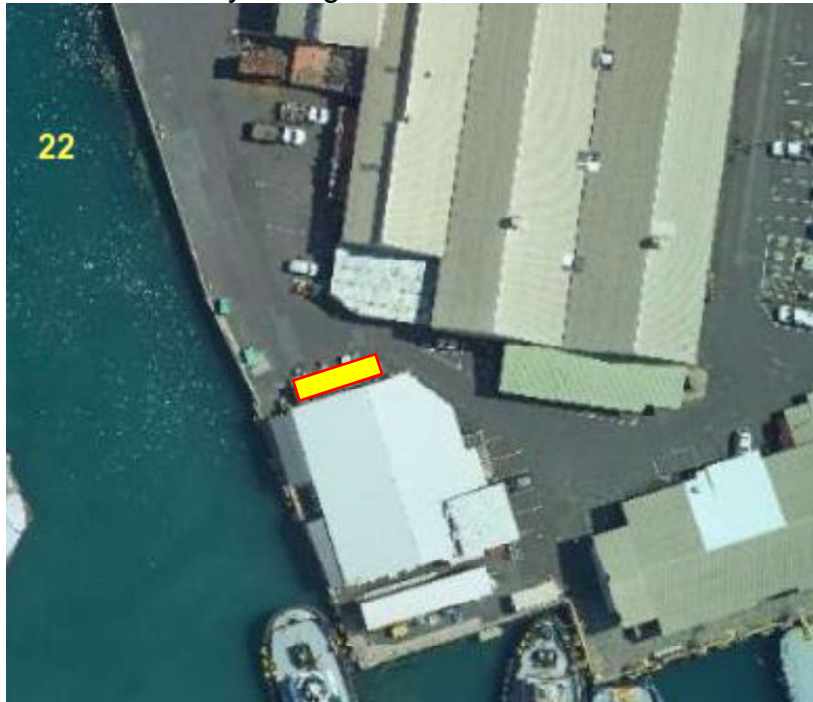
Area 11 – Tent area outside of warehouse



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
11	Tent area outside of warehouse	Improved Land-paved			650



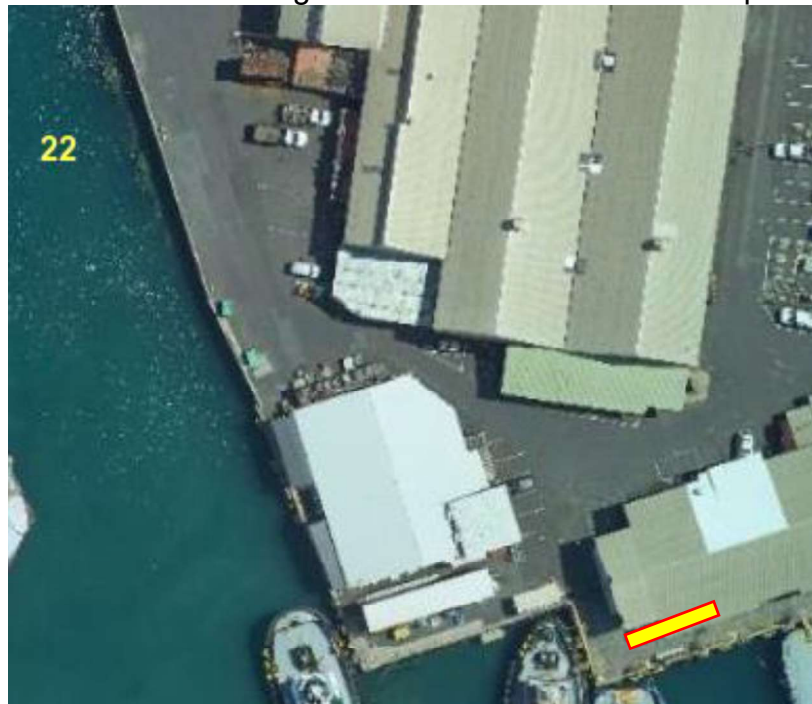
Area 12 – Stationary storage containers outside of warehouse (2)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
12	Stationary storage containers outside of warehouse (2)	Improved Land-paved	8'	40'	320



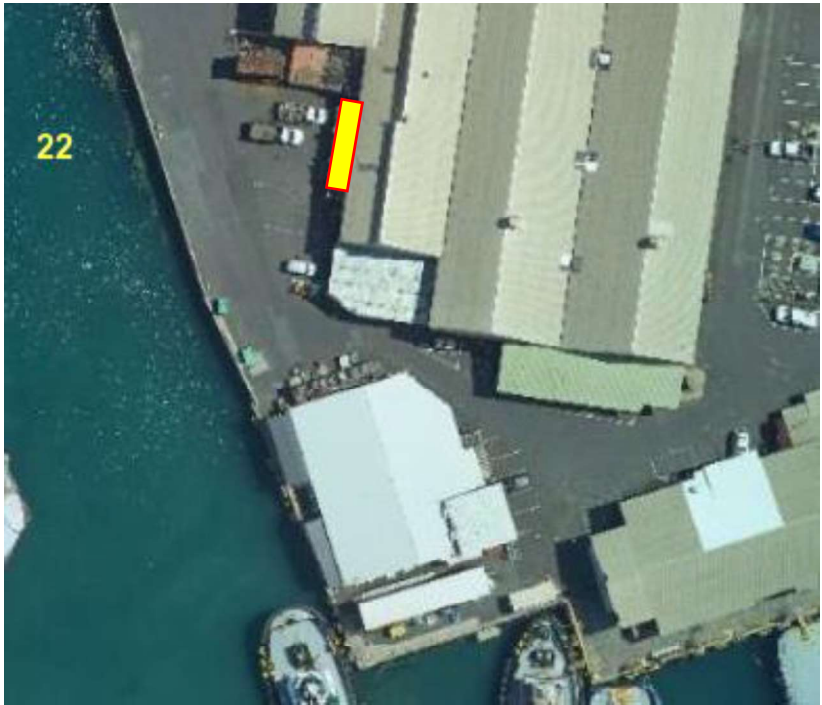
Area 13 – Storage area outside of Machine Shop



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
13	Storage area outside of Machine Shop	Improved Land-paved	9'	42'	378



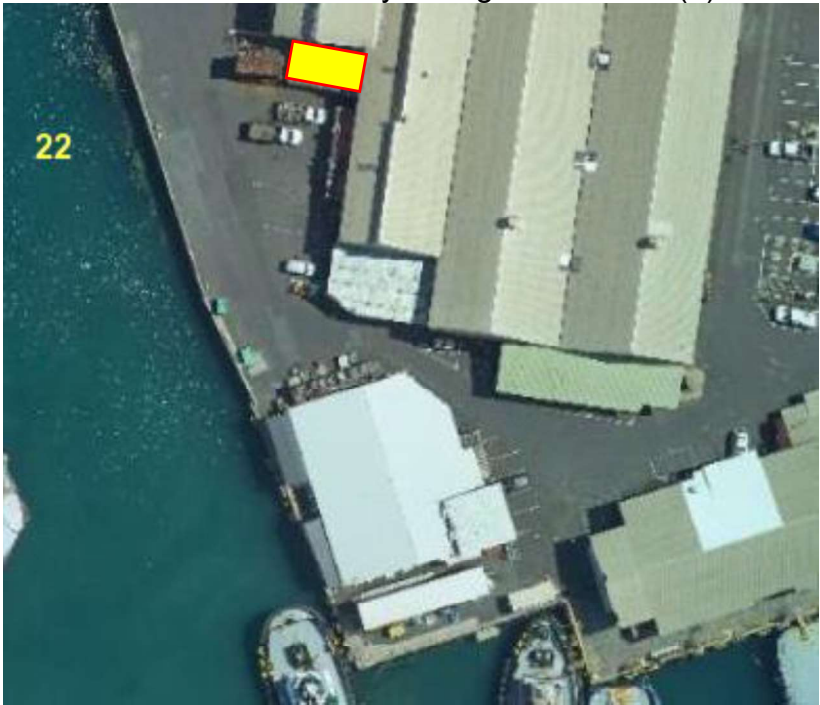
Area 14 – Flat Rack



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
14	Flat Rack	Improved Land-paved	8'	40'	320



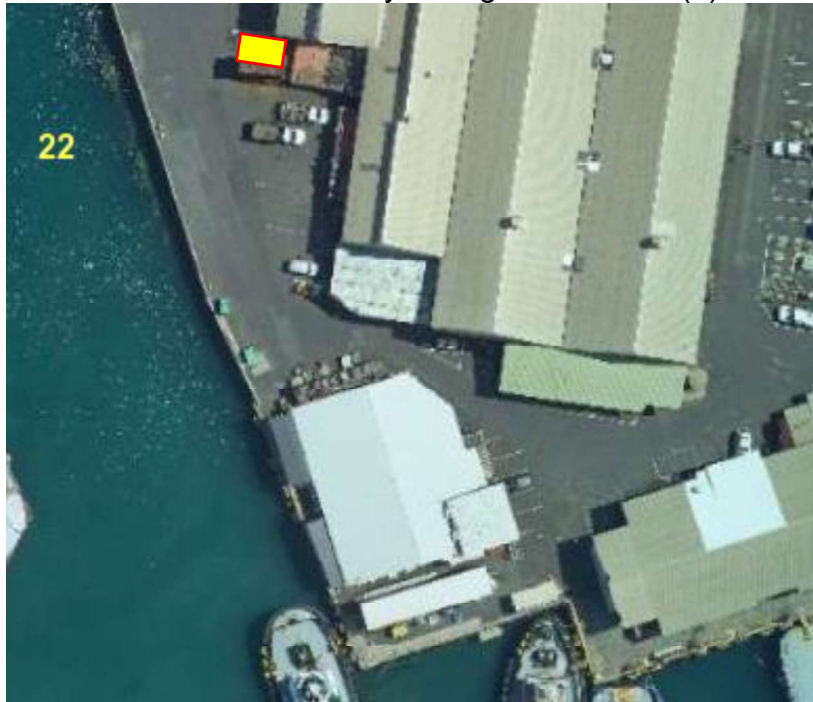
Area 15 – Stationary storage containers (4)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
15	Stationary storage containers (4)	Improved Land-paved	20'	32'	640



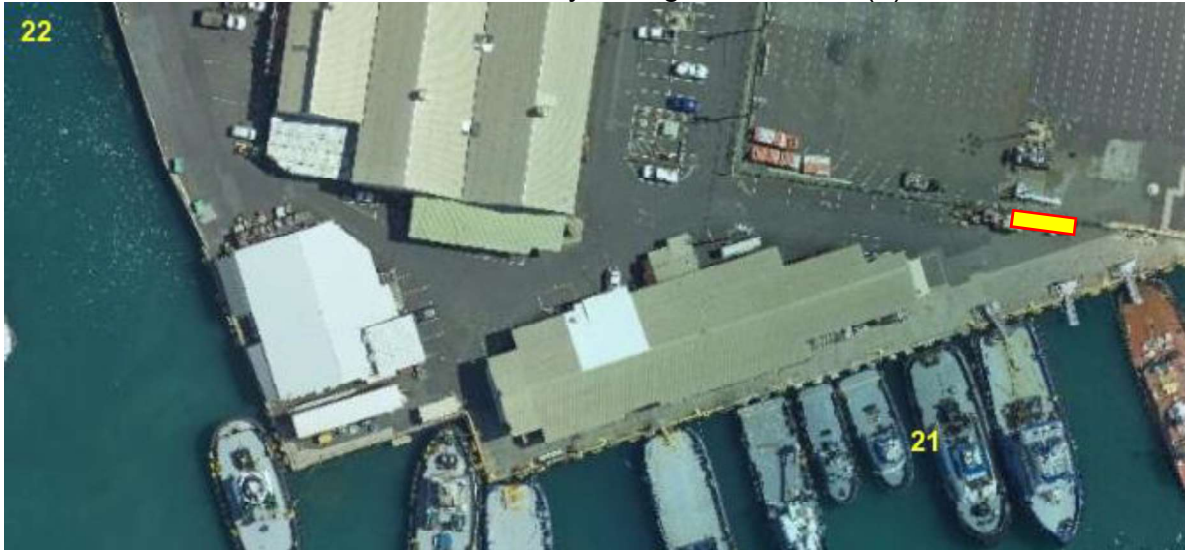
Area 16 – Stationary storage containers (2)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
16	Stationary storage containers (2)	Improved Land-paved	16'	20'	320



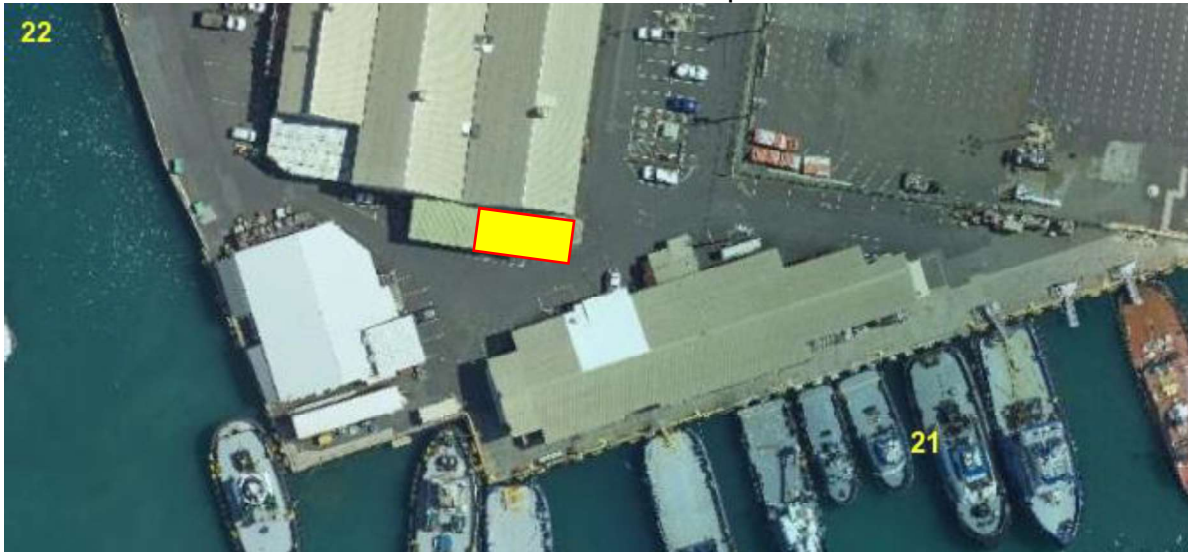
Area 17 – Stationary storage containers (5)



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
17	Stationary storage containers (5)	Improved Land-paved	30'	7'	210



Area 18 – Warehouse Space*



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
18	Warehouse space	Warehouse	20'	45'	900



*Subject to formal cancellation from current tenant