



**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 A MONTH-TO-MONTH REVOCABLE PERMIT TO HEALY TIBBITTS BUILDERS, INC., FOR A STORAGE YARD SITUATED AT PIER 9, KALAELOA BARBERS POINT HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 9-1-014:037 AND (1) 9-1-014:024 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3383

**LEGAL REFERENCE:**

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

**APPLICANT:**

Healy Tibbitts Builders, Inc. (Applicant), is a foreign profit corporation whose business registration and mailing address is 99-994 Iwaena Street, Suite A, Aiea, Hawaii 96701.

**CHARACTER OF USE:**

Storage yard for marine construction equipment, materials, supplies, trade fixtures, and other items accessory to a marine construction business.

**LOCATION:**

Portion of governmental lands at Pier 9, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key Nos. (1) 9-1-014:037 and (1) 9-1-014:024 (P), Governor's Executive Order No. 3383, as shown on the attached map labeled Exhibit A.

**AREA: See attached Exhibits A and B**

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Storage Yard	Unpaved – Unimproved Land	118,000	\$0.19	\$22,420.00	\$ 44,840.00

**CONSIDERATION:**

Determined by appraisal as of January 1, 2021, for Revocable Permit in Kalaeloa Barbers Point Harbor.

**ITEM M-10**

**ZONING:**

State Land Use Commission:	Urban
City and County of Honolulu:	I-3, Waterfront Industrial District
	P-2, General Preservation District

**COMMENCEMENT DATE:**

To be determined by the Director of Transportation.

**TRUST LAND STATUS:**

Subsection 5(a) of the Hawaii Admission Act (non-ceded lands).

**CURRENT USE STATUS:**

The Applicant currently has an existing Month-to-Month Permit that occupies a portion of Pier 9, Kalaeloa Barbers Point Harbor, island of Oahu, for a storage yard for the Applicant's marine construction equipment, materials, supplies, trade fixtures, and other accessory items. The State of Hawaii, Department of Transportation, Harbors Division (DOTH), has been reviewing all Month-to-Month Permits to ensure compliance with and applicability to Sections 171-17 and 171-55, HRS. The DOTH is updating the Applicant's Permit with current appraised rates and updated Permit terms (as applicable).

**LAND TITLE STATUS:**

Acquired by the DOTH, through eminent domain proceedings by issuance of Governor's Executive Order No. 3383.

**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 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 DOTH 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 DOTH, reviewed and concurred to by the Environmental Council on February 1, 2022.

**REMARKS:**

The Applicant is a leader in marine construction, pile-driving, and deep-shoring systems in Hawaii and the surrounding Pacific region. The Applicant also provides specialized services in marine structure construction, dredging, transportation, marine heavy lifts, and bulk stevedoring.

Currently, the Applicant has an existing Month-to-Month Permit for storage of the Applicant's marine construction equipment, materials, supplies, trade fixtures, and other items accessory to a marine construction business. DOTH has been reviewing all Month-to-Month Permits to ensure compliance with and applicability to Section 171-55, HRS.

To do so, the DOTH 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 on March 1, 2020. The rent is currently \$18,880.00 per month. This submittal will update and renew the Month-to-Month Permit which is compliant with Chapter 171, HRS.

**RECOMMENDATION:**

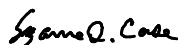
That the Board authorize the DOTH to issue the Applicant a Month-to-Month Revocable Permit for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best 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



118,000 sq. ft. of  
unpaved land for  
storage yard space



