



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

JADE T. BUTAY
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Deputy Directors
ROSS M. HIGASHI
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IN REPLY REFER TO:

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

OAHU

ISSUANCE OF 15 REVOCABLE PERMITS TO YOUNG BROTHERS, LLC, FOR INTER-ISLAND BARGE OPERATION SUPPORT FACILITIES SITUATED AT PIERS 39 AND 40, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP KEY NOS. (1) 1-5-032:002 (P), (1) 1-2-025:011 (P), AND (1) 1-5-032:042 (P), GOVERNOR'S EXECUTIVE ORDER NOS. 3947, 1351, 2122, AND 3457

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 business registration and mailing address is Pier 40, 1331 North Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

Inter-island barge operation support facilities at Piers 39 and 40, Honolulu Harbor.

LOCATION:

Portion of governmental lands situated at Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-032:002 (P), (1) 1-2-025:011 (P), and (1) 1-5-032:042 (P), Governor's Executive Order Nos. 3947, 1351, 2122, and 3457, as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibits A and B

AREA	TAX MAP KEY NO.	DESCRIPTION	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	(1) 1-5-032:002 (P)	Customer Service Center	3,075	\$0.82	\$2,521.50	\$5,043.00
2	(1) 1-5-032:002 (P)	Nimitz Container Clerk Station	200	\$0.82	\$164.00	\$328.00
3	(1) 1-5-032:002 (P)	Nimitz Guard Station	81	\$0.82	\$66.42	\$132.84
4	(1) 1-5-032:002 (P)	Refrigerated Cargo Office	91	\$1.23	\$111.93	\$223.86
5	(1) 1-5-032:002 (P)	Reefer Maintenance Area	3,750	\$0.82	\$3,075.00	\$6,150.00
6	(1) 1-5-032:002 (P)	LCL Tent Station	160	\$0.82	\$131.20	\$262.40
7	(1) 1-5-032:002 (P)	Operations Office	1,710	\$0.82	\$1,402.20	\$2,804.40
8	(1) 1-2-025:011 (P)	Container Clerk Station 2	200	\$0.82	\$164.00	\$328.00
9	(1) 1-2-025:011 (P)	Guard Station 2	16	\$0.82	\$13.12	\$26.24
10	(1) 1-5-032:002 (P)	Refrigerated Cargo Office	640	\$0.82	\$524.80	\$1,049.60
11	(1) 1-5-032:002 (P)	Maintenance Triangle	7,239	\$0.82	\$5,935.98	\$11,871.96
12	(1) 1-5-032:042 (P)	Mix/Auto/ROR O Modular Office	480	\$0.82	\$393.60	\$787.20
13	(1) 1-5-032:002 (P)	Reefer Pedestals and	597	\$0.82	\$489.54	\$979.08
		Reefer Pedestals Easements	864	\$0.41	\$354.24	\$708.48
14	(1) 1-5-032:002 (P)	Break Station	814	\$0.82	\$667.48	\$1,334.96
15	(1) 1-5-032:002 (P)	Reefer Pedestal	255	\$0.82	\$209.10	\$418.20
					\$16,224.11	\$32,448.22
					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
City and County of Honolulu:	I-3 (Waterfront Industrial District)
	IMX-1 (Industrial Mixed-Use District)
	P-1 (Restricted 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 occupies Piers 39 and 40 of Honolulu Harbor, island of Oahu, to operate its inter-island barge company. The State of Hawaii, Department of Transportation, Harbors Division (DOTH), has been reviewing all Month-to-Month Revocable 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 Nos. 3647, 1351, 2122, and 3457.

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 an inter-island freight handling and transportation company that provides shipping services to the Neighbor Islands. Currently, the Applicant has 15 existing Month-to-Month Revocable Permits to support its inter-island barge operation at Piers 39 and 40 in Honolulu Harbor. DOTH has been reviewing all Month-to-Month Revocable 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.

RECOMMENDATION:

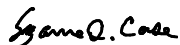
That the Board authorize the DOTH to issue the Applicant 15 Month-to-Month Revocable Permits for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



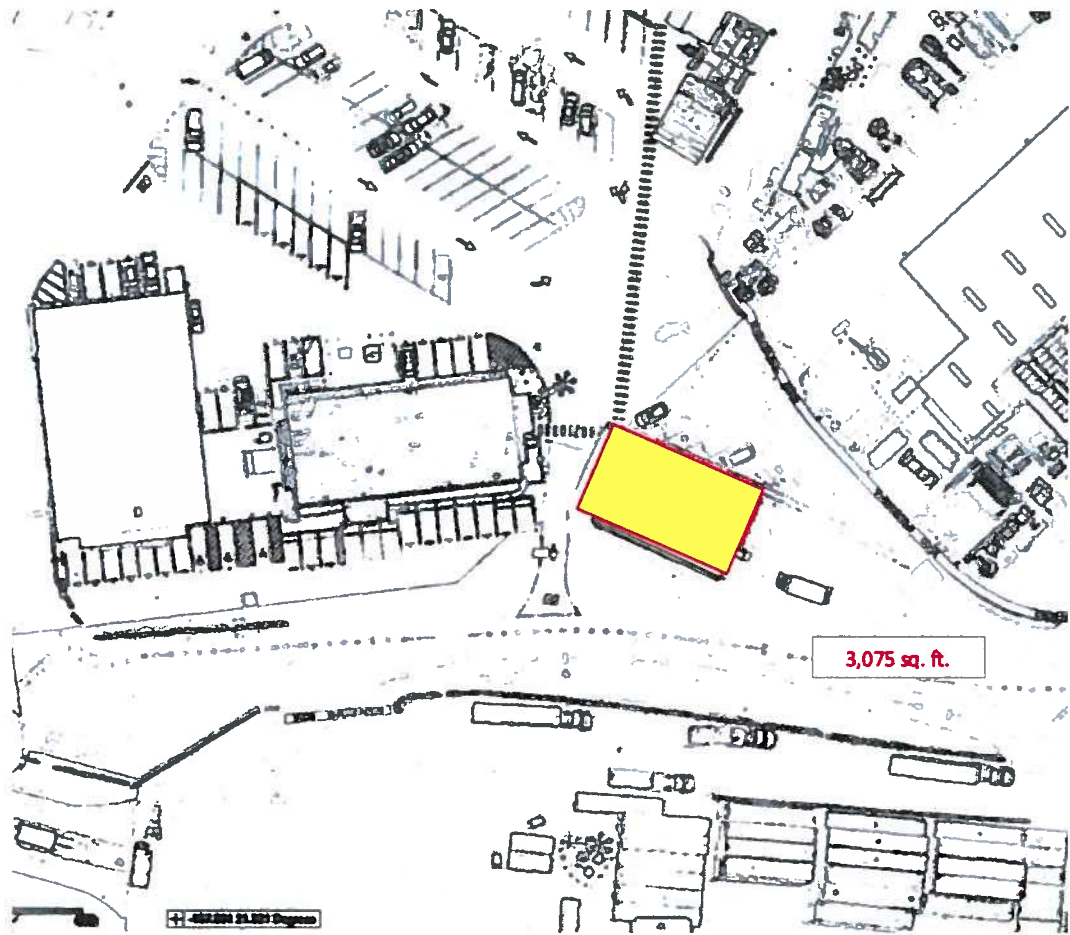
JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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

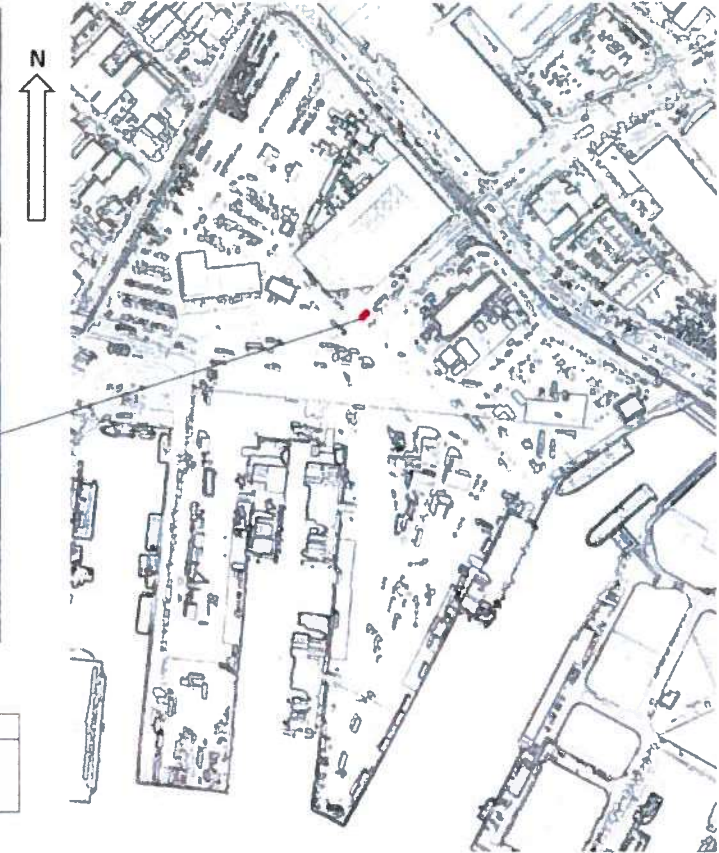
Area 1 - Customer Service Center



AREA	DESCRIPTION	TYPE	LENGTH	WIDTH	SQ FT
1	Customer Service Center	Paved	75	41	3,075



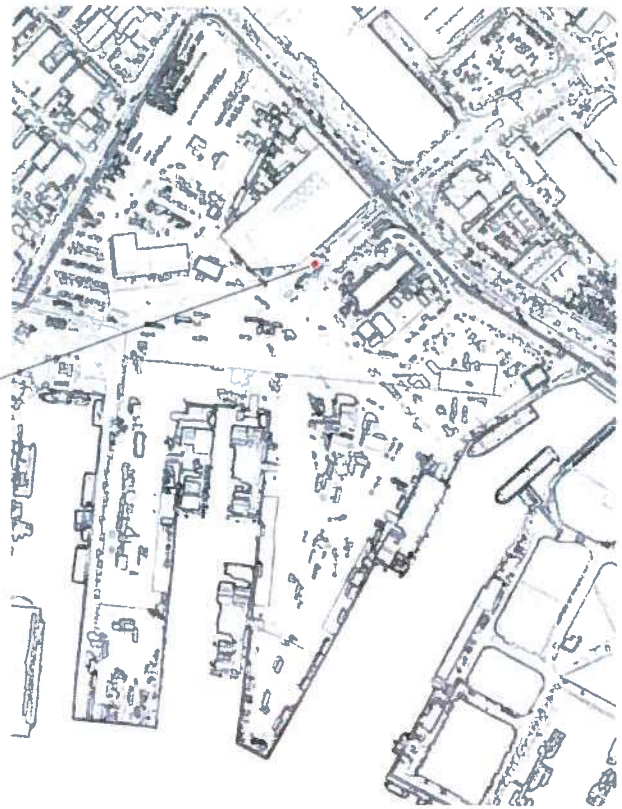
Area 2 - Container Clerk Station 1



Area	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
2	Nimitz Container Clerk Station	Paved	8	25	200



Area 3 -Guard Station 1



Area	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
3	Nimitz Guard Station	Paved	9	9	81



Area 4 - Refrigerated Cargo Clerk



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
4	Refrigerated Cargo Clerk	Paved	7' x 13'	91



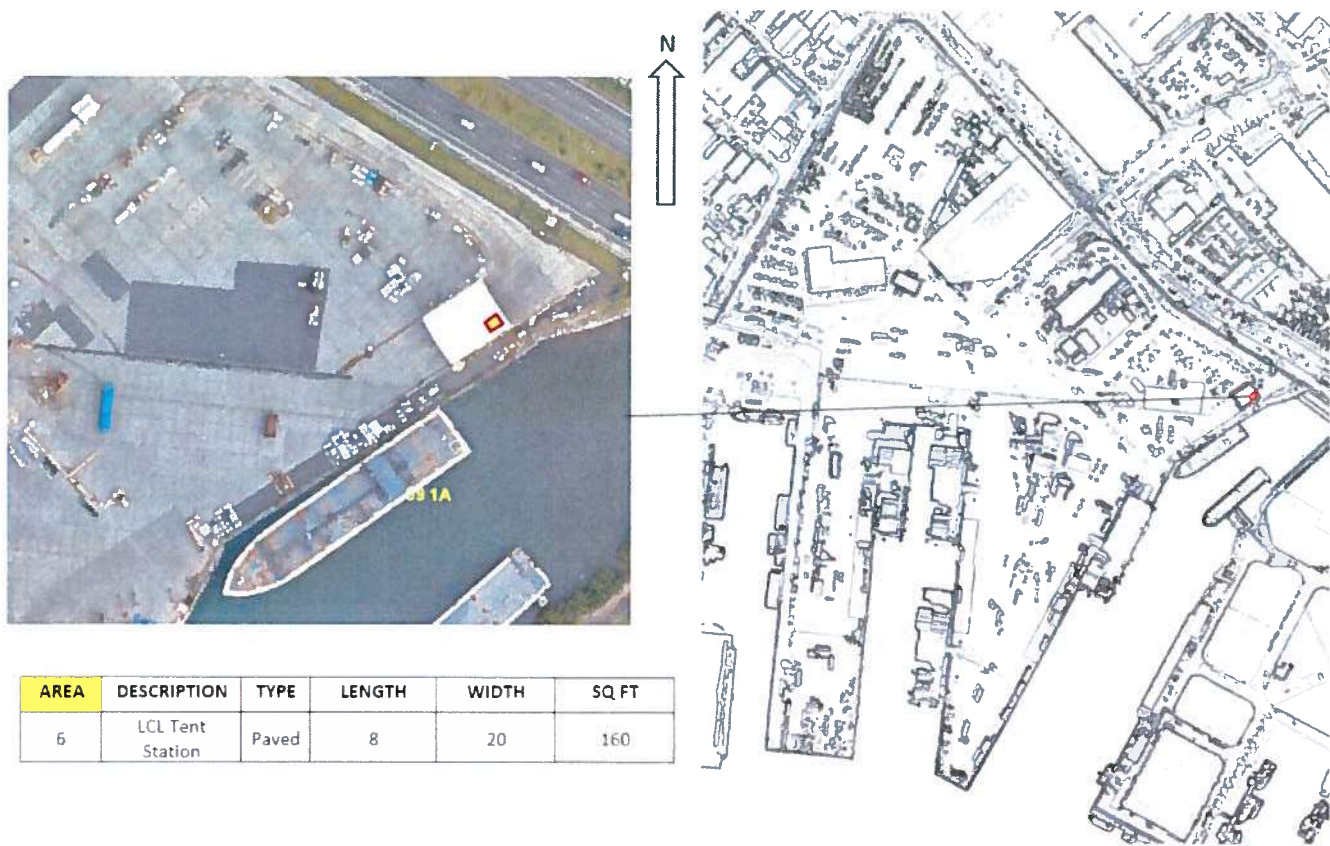
Area 5 - Reefer Maintenance Area



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
5	Reefer Maintenance Area	Paved	75' x 50'	3,750



Area 6 – Auto Clerk Station



AREA	DESCRIPTION	TYPE	LENGTH	WIDTH	SQ FT
6	LCL Tent Station	Paved	8	20	160



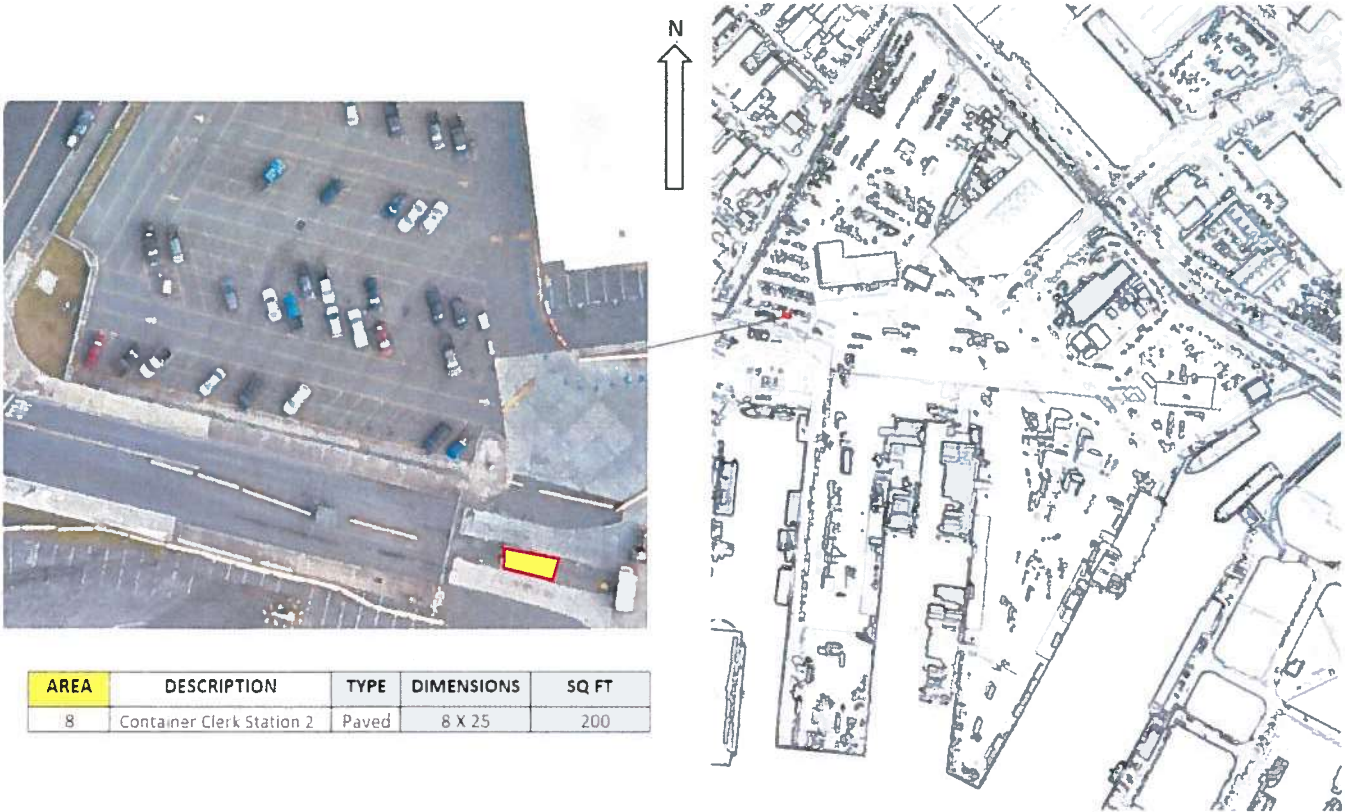
Area 7 – Operations Office



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
7	Operations Office	Paved	(56 x 24) * (8.5 x 43)	1710



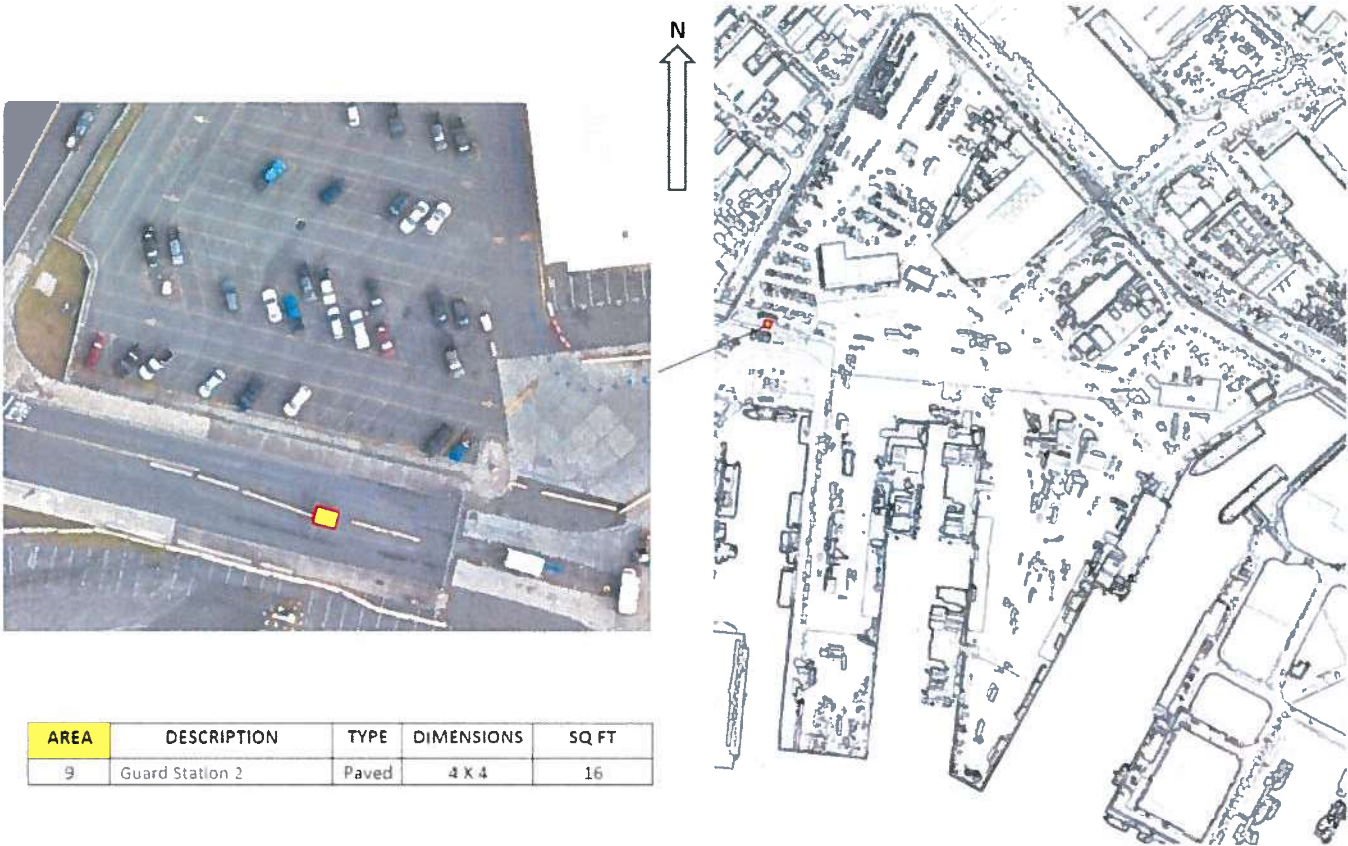
Area 8- Container Clerk Station 2



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
8	Container Clerk Station 2	Paved	8 X 25	200



Area 9 – Guard Station 2



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
9	Guard Station 2	Paved	4 X 4	16



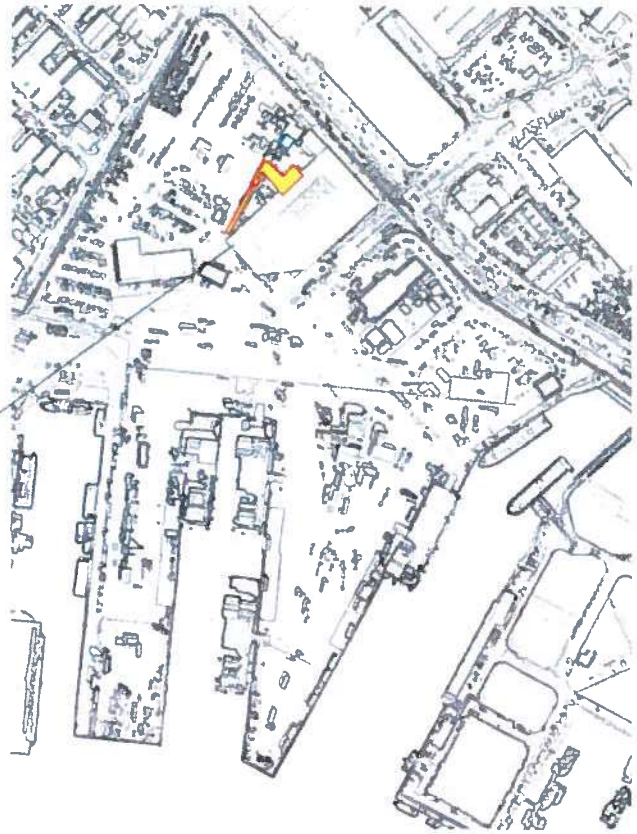
Area 10 – Refrigerated Cargo Office



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
10	Refrigerated Cargo Office	Paved	16 X 40	640



Area 11 – Maintenance Triangle



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
9	Maintenance Triangle	Paved	$(136 \times 8) + (22 \times 20) + (41 \times 8) + (8 \times 95) + (67 \times 69)$	7,239



Area 12 – Mix/Auto/RORO Modular Office

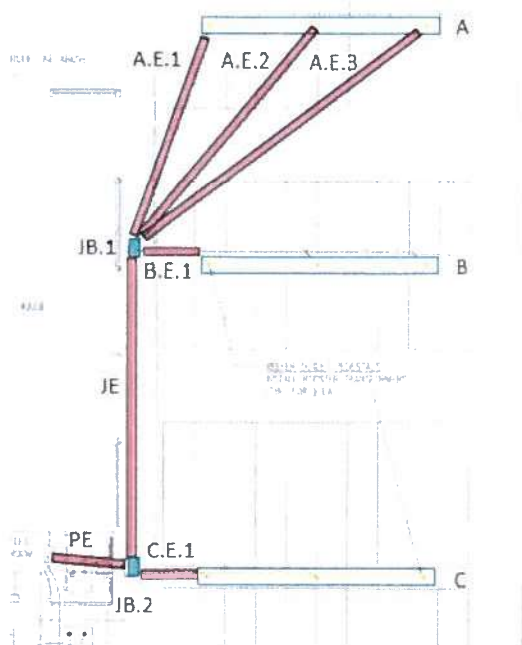


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
12	Mix/Auto/RORO Modular Office	Paved	24 X 20	480



Area 13 – Reefer Pedestals and Easement

Item #	Description	Measurements	Easement	Exclusive	Rate	Amount
A	Refer Plug Pedestals	4.5'x64'		288 sf	\$0.78	\$224.64
A.E.1	Refer Plug Easement	1.5'x66'	99 sf		\$0.39	\$38.61
A.E.2	Refer Plug Easement	1.5'x76'	114 sf		\$0.39	\$44.46
A.E.3	Refer Plug Easement	1.5'x100'	150 sf		\$0.39	\$58.50
JB1	Junction Box	3'x5'	15 sf		\$0.39	\$5.85
B	Refer Plug Pedestals	4.5'x64'		288 sf	\$0.78	\$224.64
B.E.1	Refer Plug Easement	1.5'x18'	27 sf		\$0.39	\$10.53
JE	Easement	1.5'x80'	120 sf		\$0.39	\$46.80
JB2	Junction Box	3'x5'	15 sf		\$0.39	\$5.85
PE	Easement	1.5'x20'	30 sf		\$0.39	\$11.70
C.E.1	Easement	1.5'x18'	27 sf		\$0.39	\$10.53
C	Refer Plug Easement	4.5'x64'		288 sf	\$0.78	\$224.64
Total Area			597 sf	864 sf		\$906.75



Break Station (Operations Office)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
14	Break Station	Paved	(30 x 21) + (8 x 23)	814



Reefer Pedestal



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
15	Reefer Pedestal 2	Paved	(14 x 15) + (20 x 1.5) + (2.5 x 6)	255

