



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 MONTH-TO-MONTH REVOCABLE PERMIT TO ICE
PARTNERS LLC, FOR ICE MANUFACTURING AND DISTRIBUTION FACILITY,
SITUATED AT PIER 38, HONOLULU HARBOR, ISLAND OF OAHU, TAX MAP
KEY NO. (1) 1-5-042:006 (P), GOVERNOR'S EXECUTIVE ORDER NO. 4092

LEGAL REFERENCE:

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

APPLICANT:

Ice Partners LLC (Applicant), is a domestic limited liability company whose mailing address is 1133 N. Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

To be used as an ice manufacturing and distribution facility for maritime customers and commercial fishing vessels, subject to such terms and conditions as may be prescribed by the Director of Transportation.

LOCATION:

Government land situated at Honolulu Harbor, island of Oahu, Tax Map Key No. (1) 1-5-042:006 (P), as shown on the attached Exhibit A. As stated below, a portion of said lands has been set aside to the State of Hawaii, Department of Transportation, Harbors Division (DOTH), by Executive Order No. 4092.

ZONING:

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

AREA: See attached Exhibit A

DESCRIPTION	TYPE	SQ. FT.	MONTHLY RENTAL	SECURITY DEPOSIT
Ice Plant	Improved Paved Land	5,172	\$4,189.32	\$8,378.64
Waterline	Non-Exclusive Subsurface Easement	60	\$12.00	\$24.00
Total:			\$4,201.32	\$8,402.64

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for Revocable Permits in Honolulu Harbor.

LAND TITLE STATUS:

Owned by the State of Hawaii; management and control of the property was transferred to the DOTH by Executive Order No. 4092.

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The facility is currently used as an ice manufacturing facility with ice distribution to commercial fishing vessels.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program 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 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, based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows: "Exemption Type 1, Part 1, No. A1."

REMARKS:

The Applicant has been utilizing the space since July 12, 2004, as Officers of Pacific Ocean Producers, Inc., to which the current Revocable Permit is held. Applicant is requesting a new Revocable Permit to better encompass the space utilized, reflecting its improvements over the years, as well as to update the entity operating as the Permittee.

RECOMMENDATION:

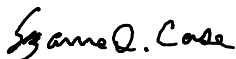
Based on this submittal, testimony and facts presented, the Department of Transportation recommends that the Board finds that approving the issuance of the month-to-month Revocable Permit to the Applicant, including its conditions and rent, will serve the best interest of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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



**Ice Partners LLC
Pier 38, Honolulu Harbor**

EXHIBIT A

