

JOSH GREEN, M.D.  
GOVERNOR



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

EDWIN H. SNIFFEN  
DIRECTOR

Deputy Directors  
FORD N. FUCHIGAMI  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

HAR-PM.0002016.23

September 15, 2023

Ms. Dawn N. S. Chang, Chairperson  
Board of Land and Natural Resources  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Healy Tibbitts Builders, Inc., for storage of marine construction, dredging, and marine transportation equipment situated at Pier 12, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 2-1-001:055 (P) and (1) 2-1-001:056 (P), Governor's Executive Order No. 3542

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

Healy Tibbitts Builders, Inc. (Applicant), is a foreign profit corporation whose mailing address is 1550 Mike Fahey Street, Omaha, Nebraska 68102.

CHARACTER OF USE:

For storage of marine construction, dredging, and marine transportation equipment.

LOCATION:

Portion of Government lands at Pier 12, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 2-1-001:055 (P) and (1) 2-1-001:056 (P), as shown on enclosed Exhibit A.

**ITEM M-7**

ZONING:

State Land Use Commission: Urban  
City and County of Honolulu: Aloha Tower Project  
B-2 (Community Business District)

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Storage of marine construction, dredging, and marine transportation equipment.	Improved-Paved Land	7,769	\$0.82	\$6,370.58	\$12,741.16
					<b>\$6,370.58</b>	<b>\$12,741.16</b>
					<b>Total Monthly Rental</b>	<b>Total Security Deposit</b>

CONSIDERATION:

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

LAND TITLE STATUS:

Governor's Executive Order No. 3542 for harbor and wharfage operations, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 12 of Honolulu Harbor, island of Oahu, for use as storage yard for marine construction equipment materials, supplies, trade fixtures and other items accessory to a marine construction business. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. The HDOT is updating the Applicant's permit with current appraised rates and updated permit terms as applicable.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, 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 HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. B1. “Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations.
- No. B2. “Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair or maintenance activities.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is a leader in marine construction, pile-driving and deep-shoring systems in Hawaii since 1963. The Applicant’s areas of expertise include the construction of piers, wharves and offshore structures and the installation of submarine pipelines and cables. The Applicant specializes in dredging, transportation, marine heavy lifts, and bulk stevedoring.

Ms. Dawn N. S. Chang, Chairperson  
September 15, 2023  
Page 4

HAR-PM.0002016.23

RECOMMENDATION:

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

Sincerely,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



---

DAWN N. S. CHANG, Chairperson

Enclosures

Area 1



DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
Storage of marine construction, dredging and marine transportation equipment.	Improved Land - paved			7,769