

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
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IN REPLY REFER TO:

HAR-PM.0002217.23

October 30, 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 17 month-to-month Revocable Permits (RP) to Hawaii Stevedores, Inc., for Stevedoring service operations, situated at Piers 1 and 2, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) No. (1) 2-1-015:009 (P), Governor's Executive Order No. 4238

LEGAL REFERENCE:

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

APPLICANT:

Hawaii Stevedores, Inc. (Applicant), is a domestic profit corporation, whose business registration address is 1003 Bishop Street, Suite 1600, Pauahi Tower, Honolulu, Hawaii 96813; and, mailing address is 1601 Sand Island Parkway, Honolulu, Hawaii 96819.

CHARACTER OF USE:

Stevedoring service operations to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo at Piers 1 and 2, Honolulu Harbor, island of Oahu.

LOCATION:

Portion of Governmental lands situated at Piers 1 and 2, Honolulu Harbor, Oahu, TMK No. (1) 2-1-015:009 (P), Governor's Executive Order No. 4238, as shown on the enclosed Exhibit A.

ITEM M-7

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: Waterfront Industrial Precinct

AREA: See enclosed Exhibit A

AREA	TAX MAP NUMBER	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	(1) 2-1-015:009 (P)	Reefer plugs and easement	Paved	3,812	\$0.82	\$ 3,125.84	\$ 6,251.68
2	(1) 2-1-015:009 (P)	Two (2) Office Trailers	Paved	696	\$0.82	\$ 570.72	\$ 1,141.44
3	(1) 2-1-015:009 (P)	Office Trailer	Paved	187	\$0.82	\$ 153.34	\$ 306.68
4	(1) 2-1-015:009 (P)	Gate Trailer	Paved	329	\$0.82	\$ 269.78	\$ 539.56
5	(1) 2-1-015:009 (P)	Cargo Office Trailer	Paved	1,476	\$0.82	\$ 1,210.32	\$ 2,420.64
6	(1) 2-1-015:009 (P)	Cargo Processing Center	Paved	5,687	\$0.82	\$ 4,663.34	\$ 9,326.68
7	(1) 2-1-015:009 (P)	Cargo Area 1	Paved	4,176	\$0.82	\$ 3,424.32	\$ 6,848.64
8	(1) 2-1-015:009 (P)	Cargo Area 2	Paved	1,690	\$0.82	\$ 1,385.80	\$ 2,771.60
9	(1) 2-1-015:009 (P)	Yard Trailer Office	Paved	520	\$0.82	\$ 426.40	\$ 852.80
10	(1) 2-1-015:009 (P)	Yard Security Office	Paved	80	\$0.82	\$ 65.60	\$ 131.20
11	(1) 2-1-015:009 (P)	Mobile Crane Maintenance Shop	Paved	4,897	\$0.82	\$ 4,015.54	\$ 8,031.08
12	(1) 2-1-015:009 (P)	Stevedore Maintenance Facility	Paved	5,867.125	\$0.82	\$ 4,811.04	\$ 9,622.09
13	(1) 2-1-015:009 (P)	Gasoline Storage Tank	Paved	315	\$0.82	\$ 258.30	\$ 516.60
14	(1) 2-1-015:009 (P)	Office Trailer, Walkway and Stairs	Paved	648	\$0.82	\$ 531.36	\$ 1,062.72
15	(1) 2-1-015:009 (P)	Cargo Office Trailer #2, Walkway, Stairs	Paved	527.5	\$0.82	\$ 432.55	\$ 865.10
16	(1) 2-1-015:009 (P)	Cargo Office TENT, 2 Storage containers	Paved	680	\$0.82	\$ 557.60	\$ 1,115.20
17	(1) 2-1-015:009 (P)	Stevedores Breakroom	Paved	112	\$0.82	\$ 91.84	\$ 183.68
						\$ 25,993.69	\$ 51,987.38
						Total Monthly Rental	Total Security Deposit

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. 4238 for continued manifested cargo and passenger operation purposes, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Hawaii Admission Act (ceded), Subsection 5(b) lands.

CURRENT USE STATUS:

Applicant occupies Piers 1 and 2 of Honolulu Harbor to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. 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:

Currently, the Applicant has 14 existing month-to-month RPs to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. Applicant requests 17 new and updated RPs be issued to replace the current permits. HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. This submittal updates the current month-to-month RPs, which complies with HRS, Section 171-55.

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of 17 month-to-month RPs 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:



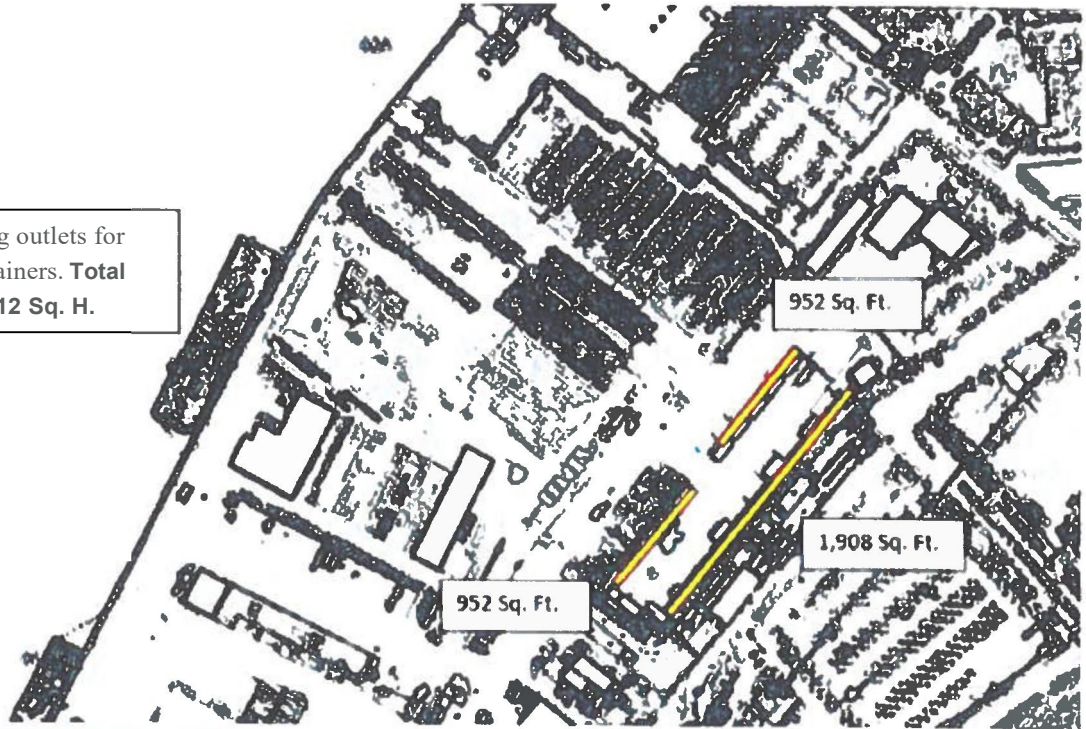
DAWN N. S. CHANG, Chairperson

Enclosures

Area I - Reefer plug outlets and easement

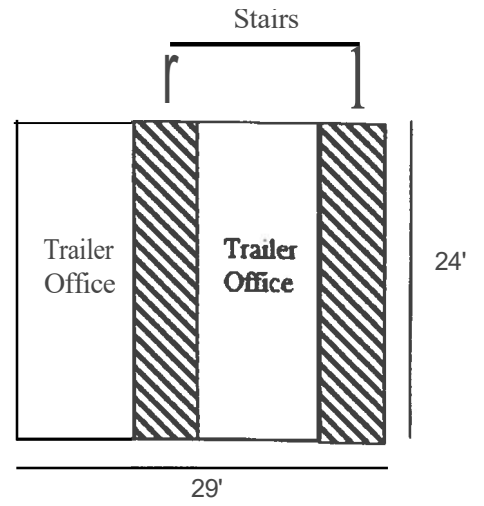
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Reefer plug outlets for reefer containers. Total area of 3,812 Sq. H.



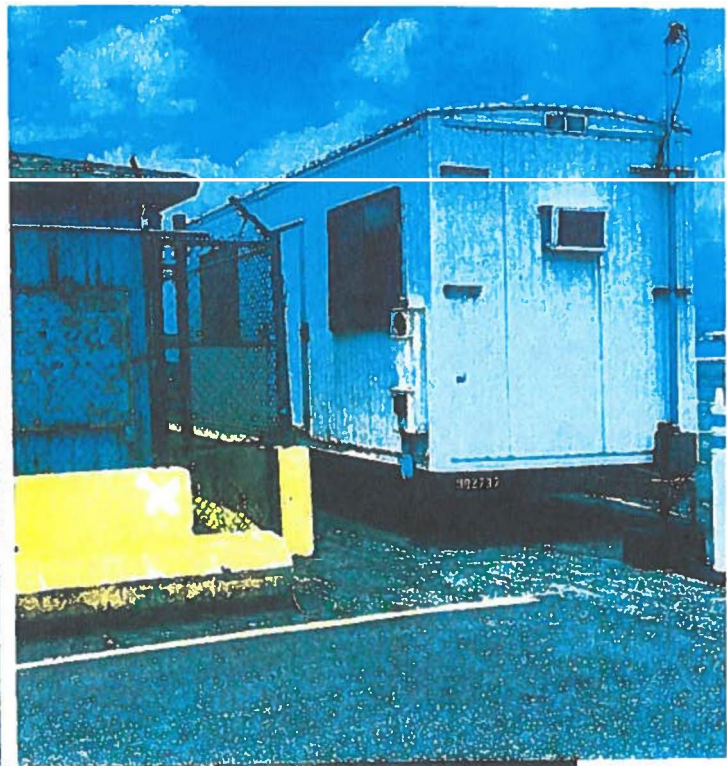
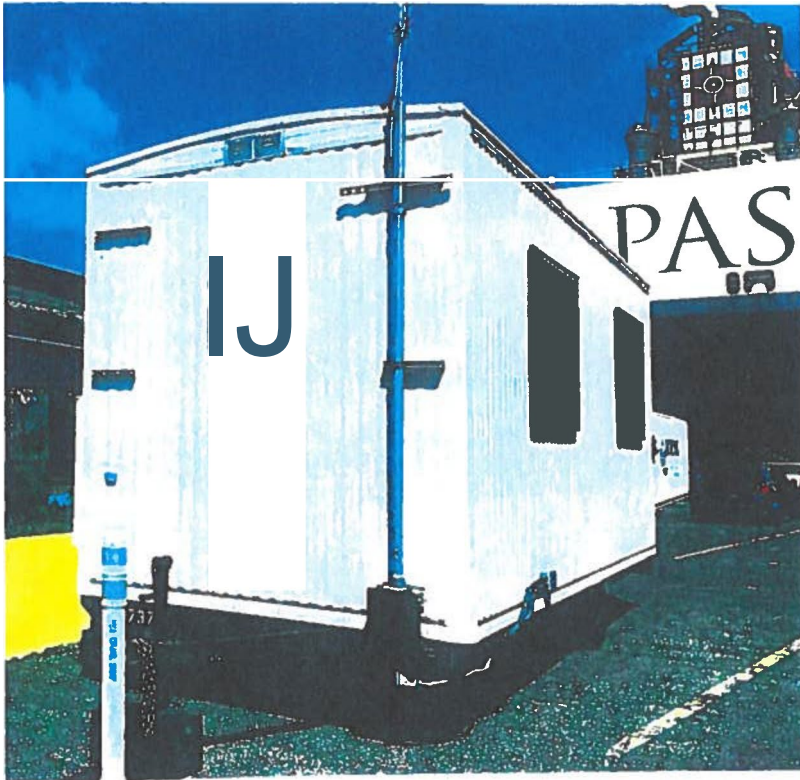
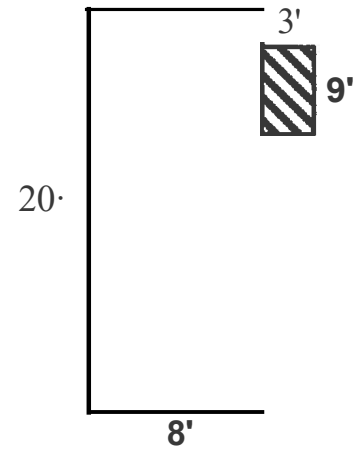
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
	(8) Reefer plug outlets	Paved	4 238	952	\$0.82	\$780.64
1	(8) Reefer plug outlets	Paved	4 238	952	\$0.82	\$780.64
	(9) Reefer plug outlets	Paved	4 477	1908	\$0.82	\$1,564.56
					TOTAL SUM	\$3,125.84

Area 2 - Two (2) Office Trailers



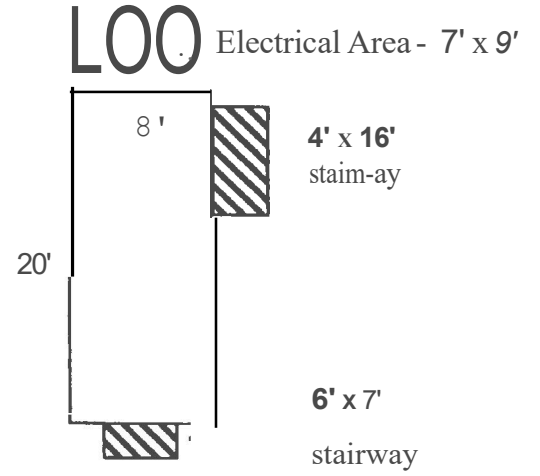
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
2	(2) Office Trailers	Paved	24 29	696	\$0.82	\$570.72

Area 3 - Office Trailer

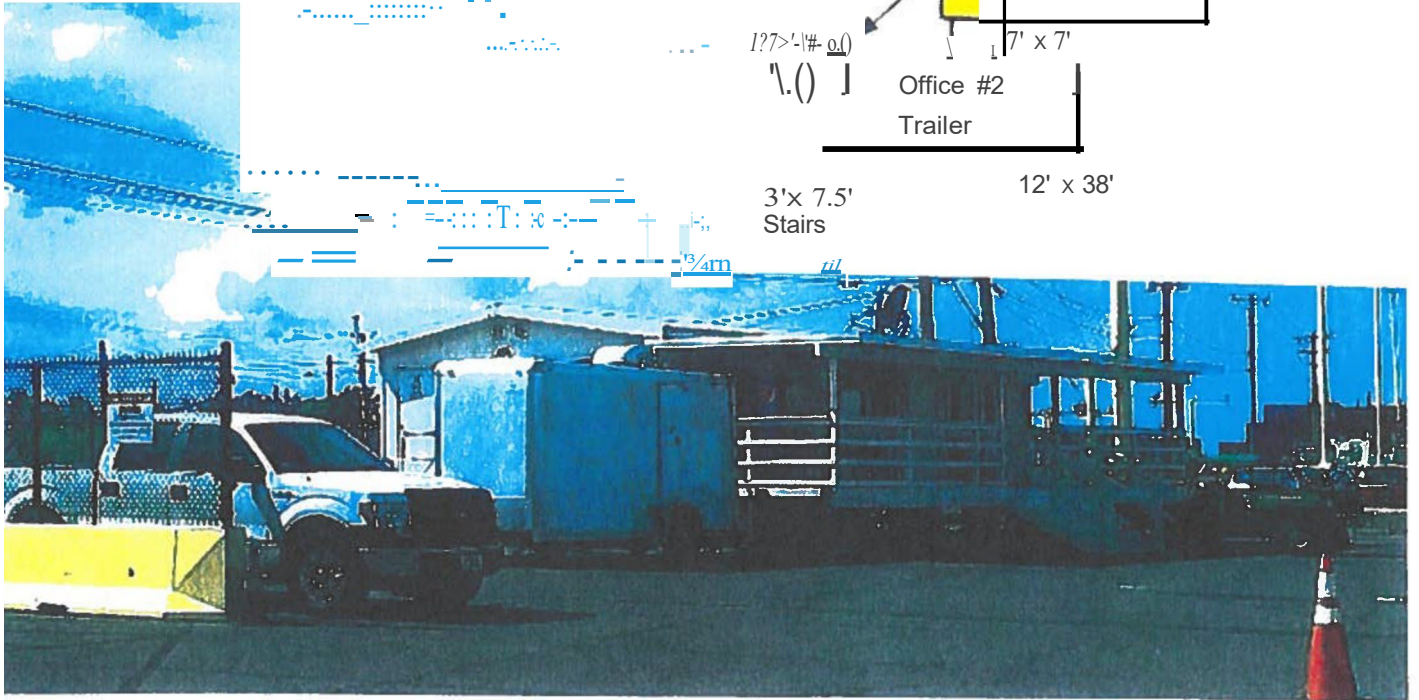
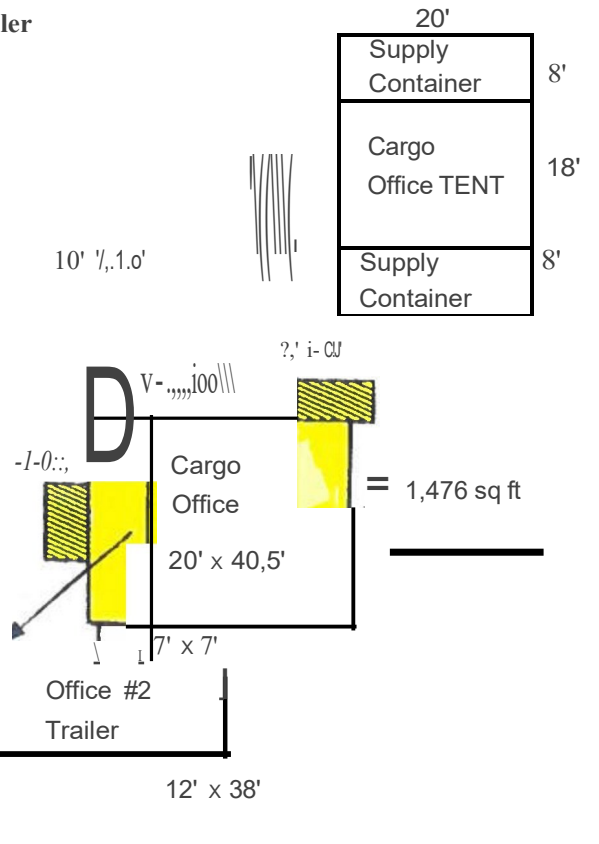
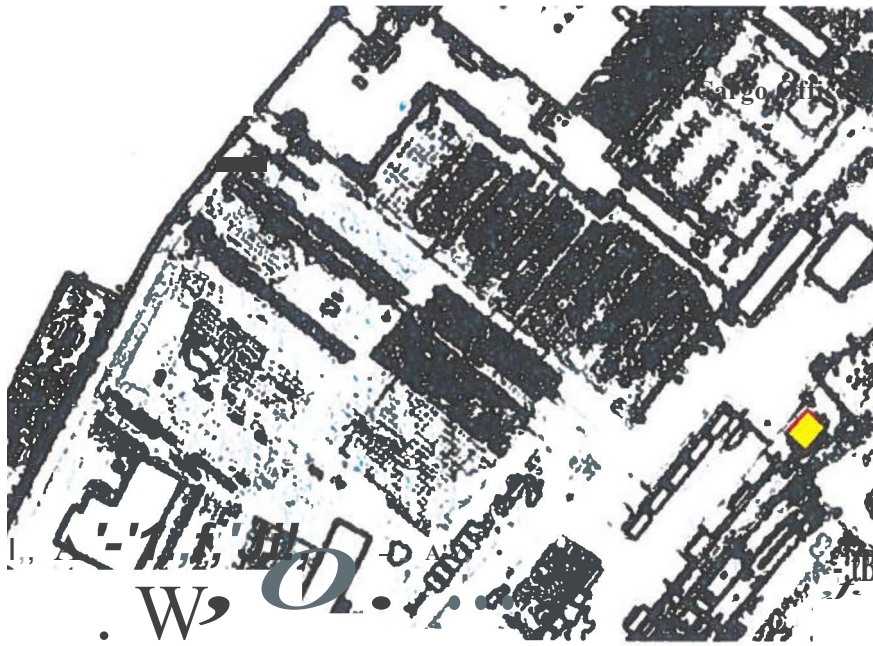


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQR	RATE	TOTAL
3	Office Trailer	Paved		187	so.s2	\$153.34

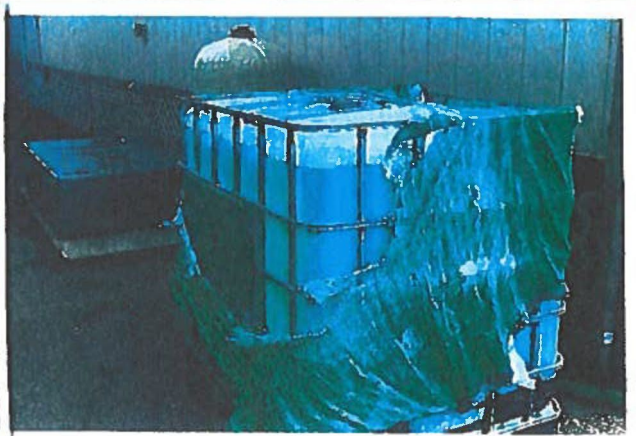
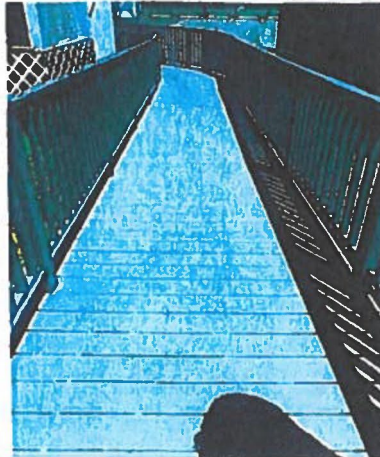
Area 4 - Gate Trailer



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
4	Gate Trailer	Paved		329	so.82	\$269.78

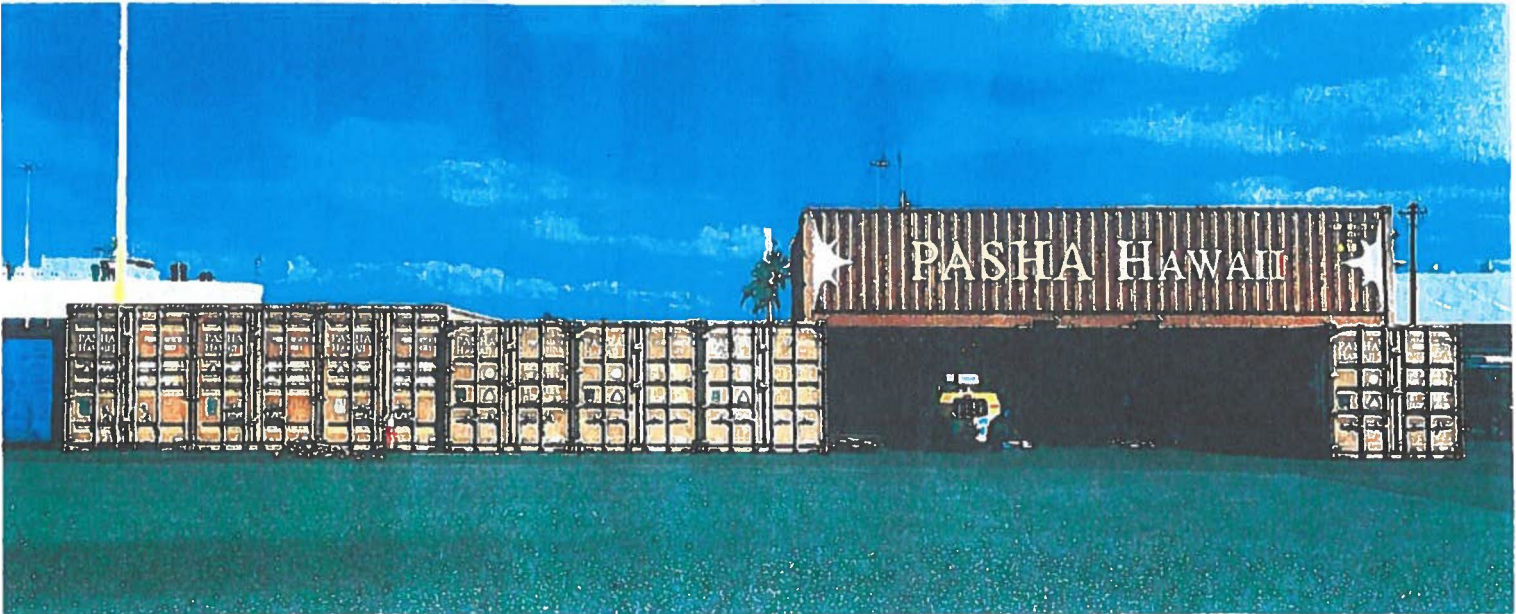
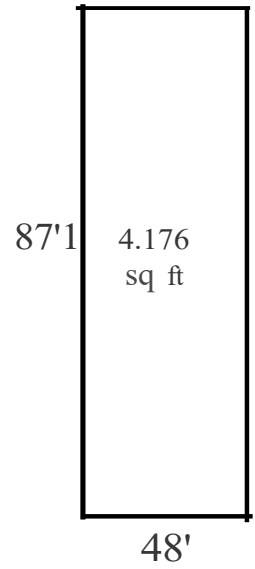
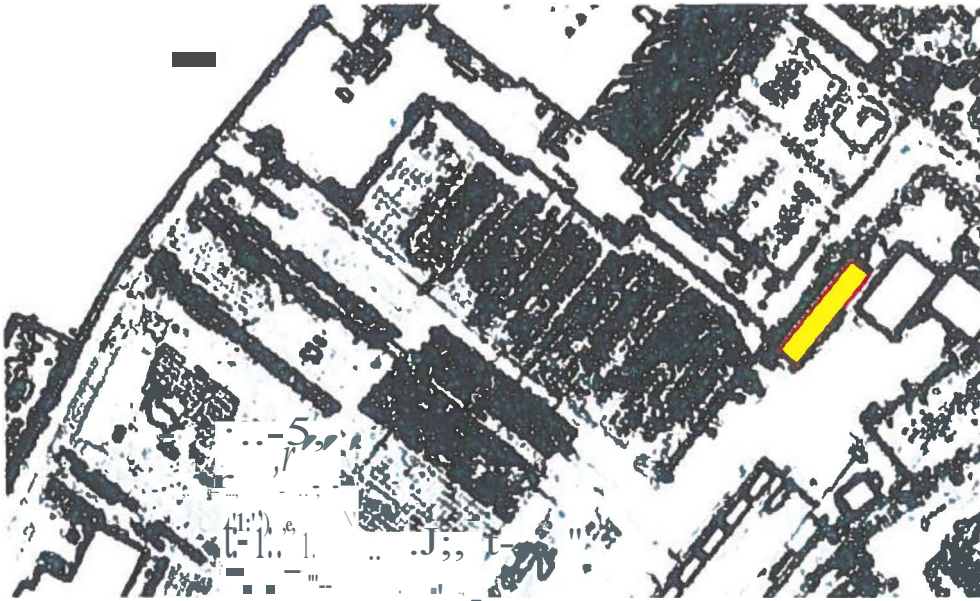


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
5	Cargo Office Trailer	Paved		1,476	\$0.82	\$1,210.32



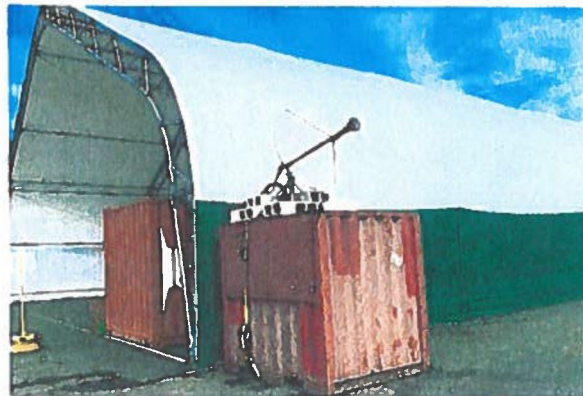
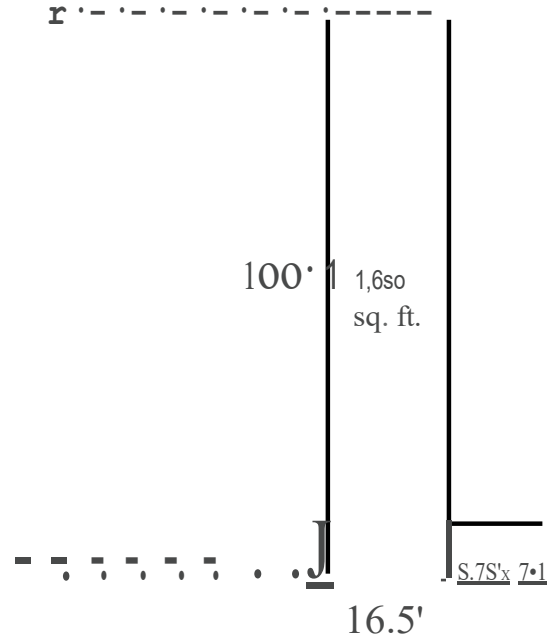
AREA	DESCRIPTION	TYPE	SQR	RATE	TOTAL
6	Cargo Processing Center	Paved	5,687	\$0.82	\$4,663.34

Area 7 - Cargo Area 1



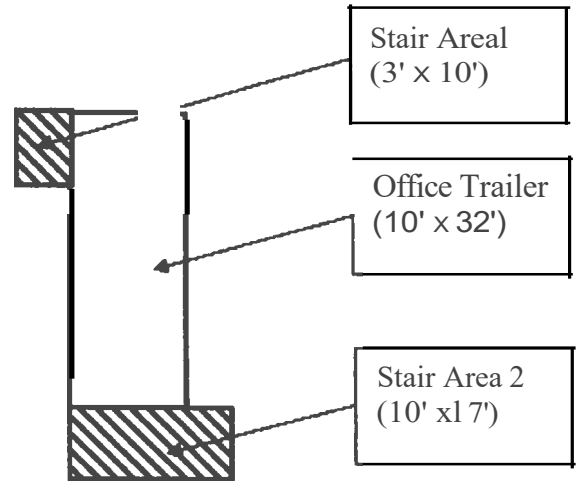
AREA	DESCRIPTION	TYPE	DIMENSIONS		SQFT	RATE	TOTAL
7	Cargo Area 1	Paved	48	87	4176	\$0.82	\$3,424.32

Area 8 - Cargo Area 2

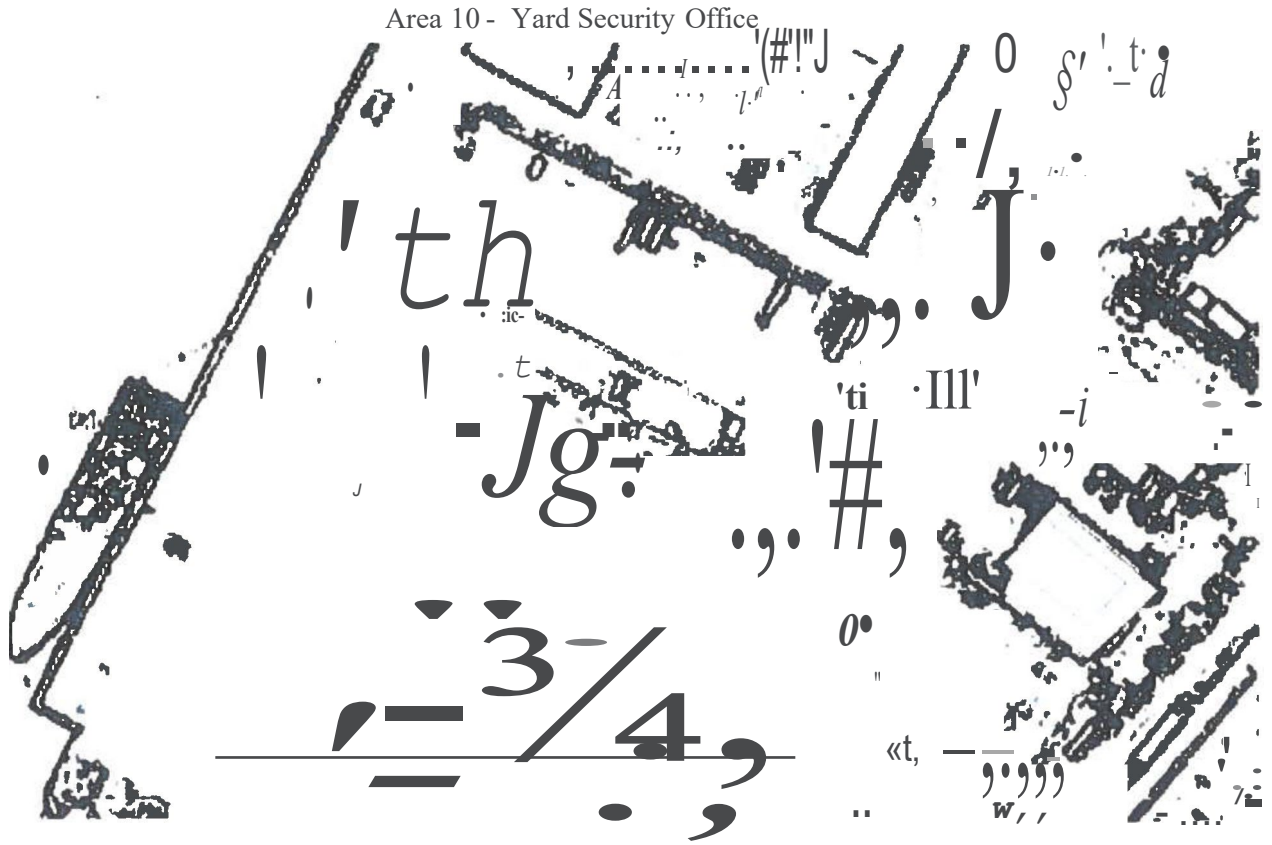


AREA	DESCRIPTION	TYPE	SQFT	RATE	TOTAL
8	CargoArea2	Paved	1690	so.s2	s1,3ss.so

Area 9 - Yard Trailer Office

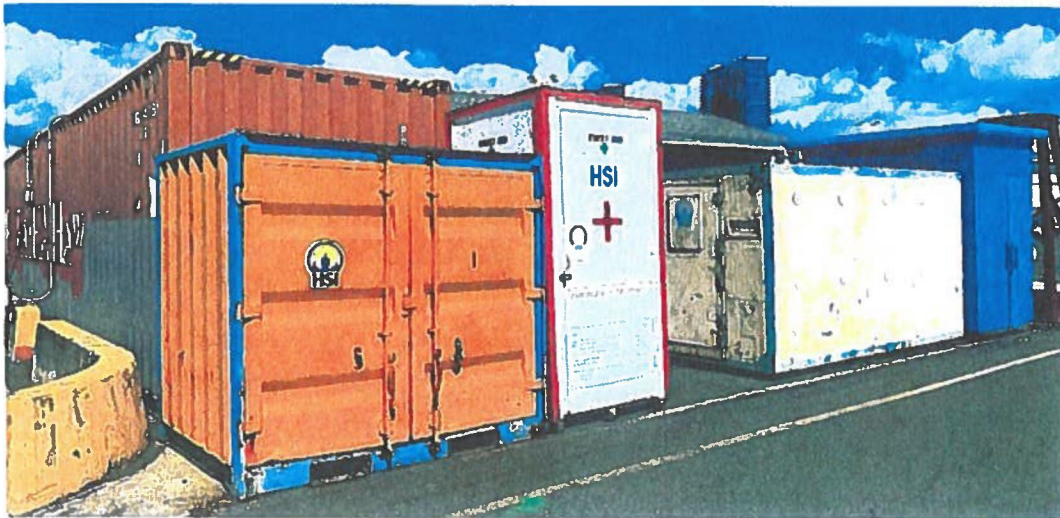
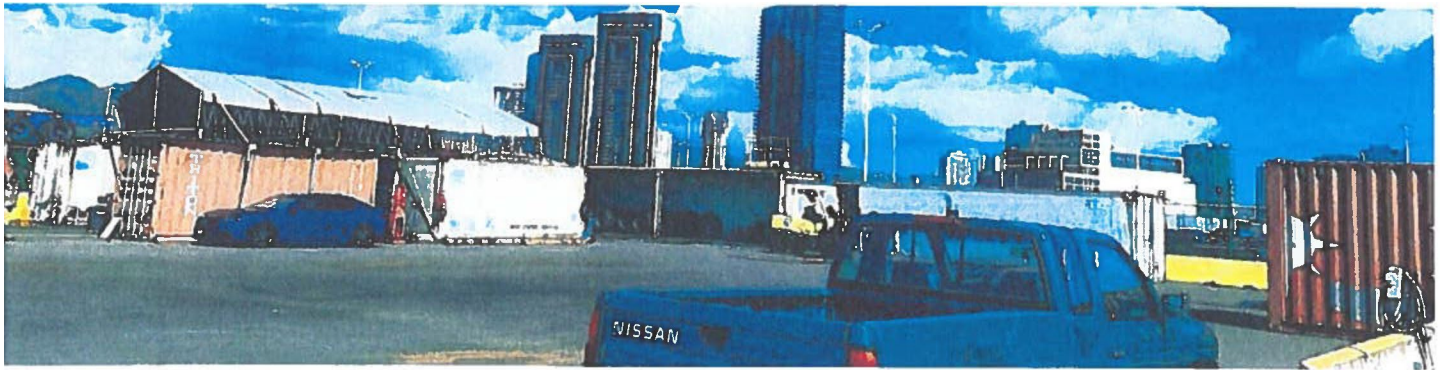
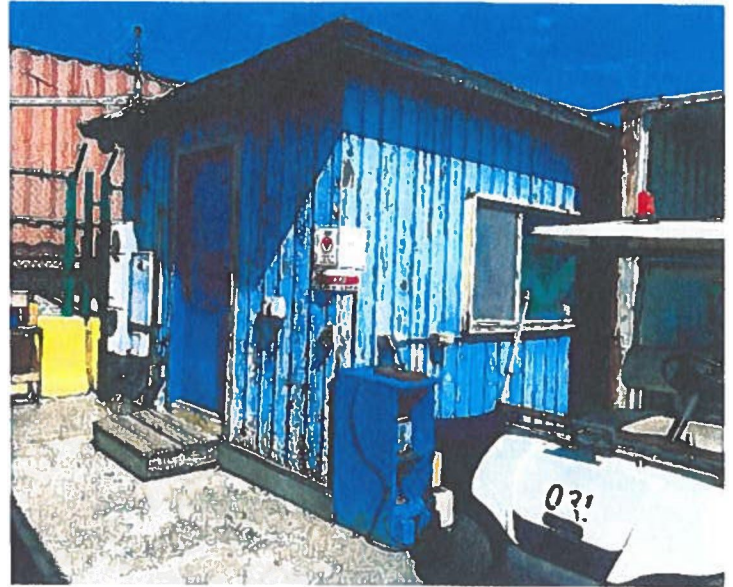


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
9	Yard Trailer Office	Paved		520	\$0 82	\$426.40



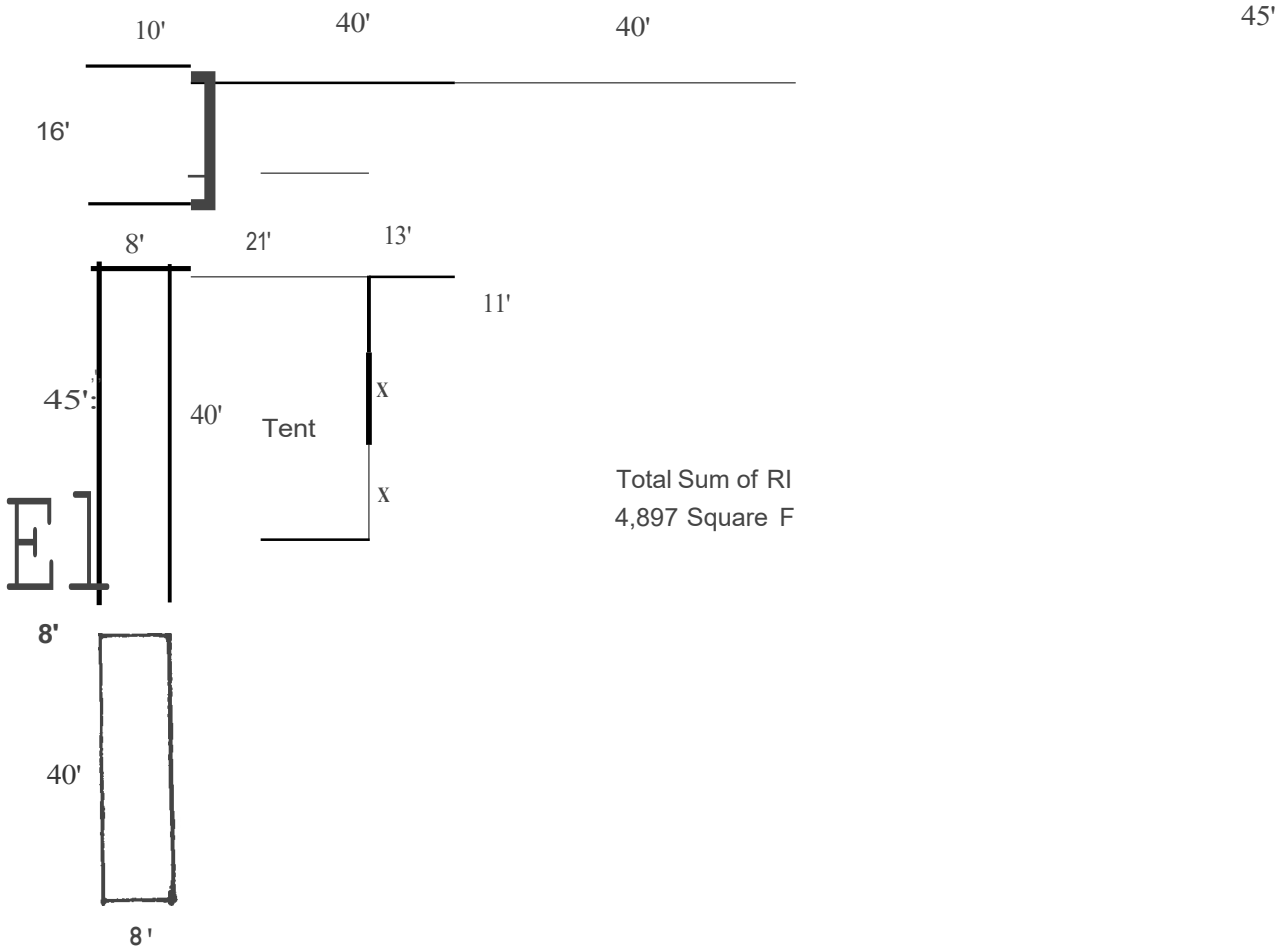
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT	RATE	TOTAL
10	Yard Security Office	Paved	8 10	80	\$0.82	\$65.60

Area 11 - Mobile Crane Maintenance Shop





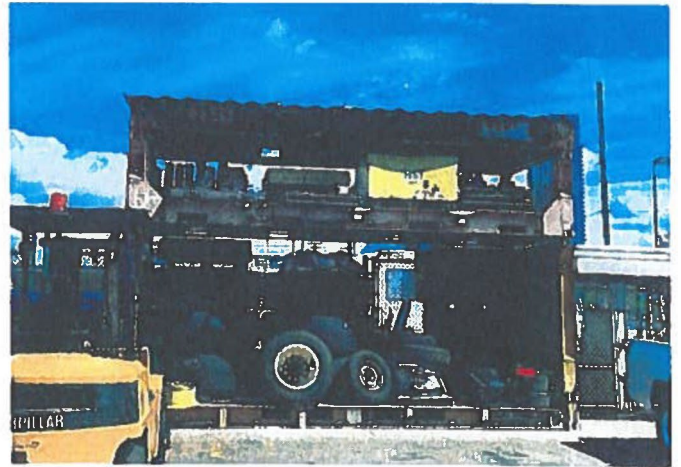
Area 11 - Mobile Crane Maintenance Shop



3'

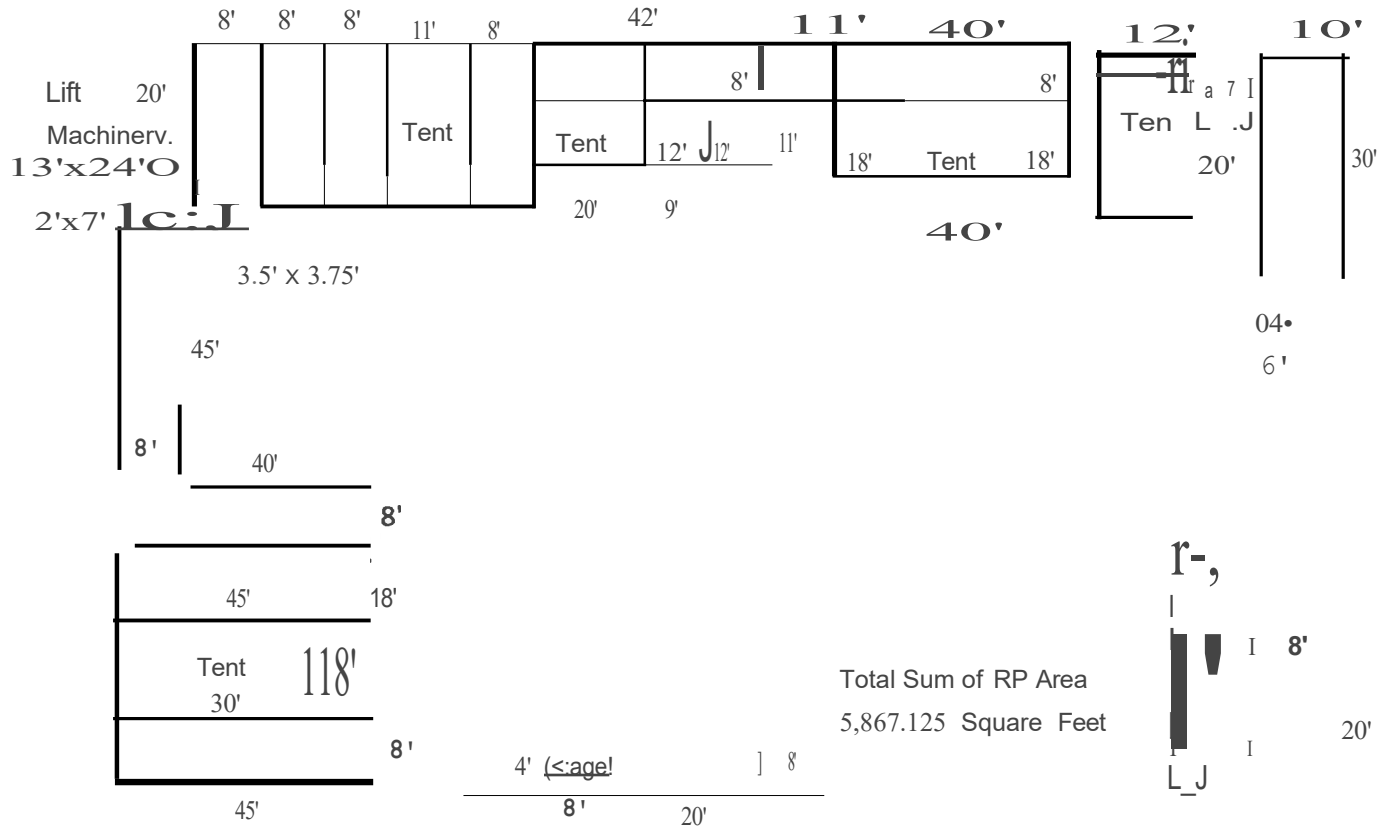
Year 2023		sq. ft.	description
10	16	160	blue shack
40	8	320	container
40	8	320	container
45	8	360	container
40	21	840	tent
13	11	143	container removed & replaced by tent
45	45	2025	45' x 45' block off container, etc. area
20	8	160	added container
40	8	320	added container
16	5	80	wheels with frame
13	13	1(59	stack of metal plates
Total sq. ft.		4897	x \$0.82 = \$4,015,54 per month rent

Area 12 - Stevedore Maintenance Facility





Area 12 - Stevedore Maintenance Facility

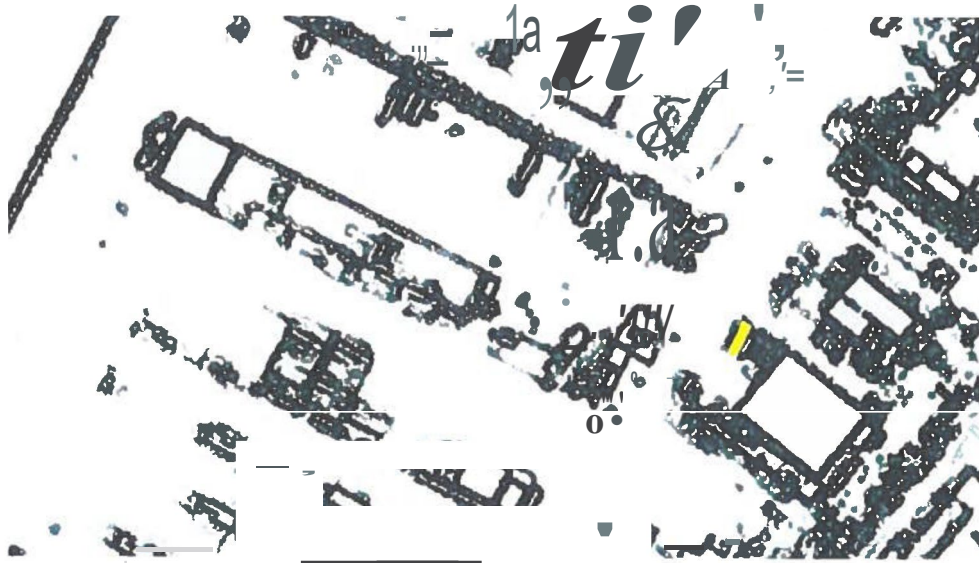


AREA	DESCRIPTION	TYPE	SQFT	RATE	TOTAL
12	Stevedore Maintenance Facility	Paved	5867.125	\$0.82	\$4,811.04

Year 2023		sq. ft.	description
13	24	312	lift machinery
		14	lift misc.
3.5	3.75	13.125	lift misc.
8	20	160	container
8	20	160	container
8	20	160	container
11	20	220	tent
8	20	160	container
42	8	336	container
12	20	240	added tent
9	12	108	added atv carport
8	11	88	added scrap metal bin
40	8	320	container
40	18	720	added tent
12	20	240	bigger ten

Year 2023		sq. ft.	description
8	45	360	container
8	40	320	container
8	45	360	container
18	30	540	tent
8	45	360	containers
4	8	32	cage
8	20	160	container
10	30	300	added top picker slabs
4	6	24	added trash bin
8	20	160	added top picker misc
Total sq. ft.		5867,125	" S0.82 \$4,811.04

Area 13 - Gasoline Storage Tank

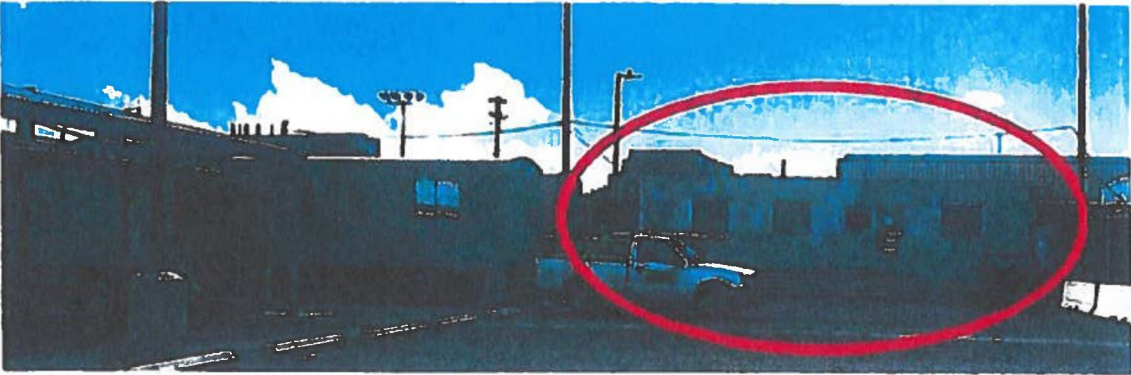


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQn	RATE	TOTAL
13	Gasoline Storage Tank	Paved	9 35	315	\$0.82	\$258.30

Area 14 - Office Trailer, Walkway and Stairs

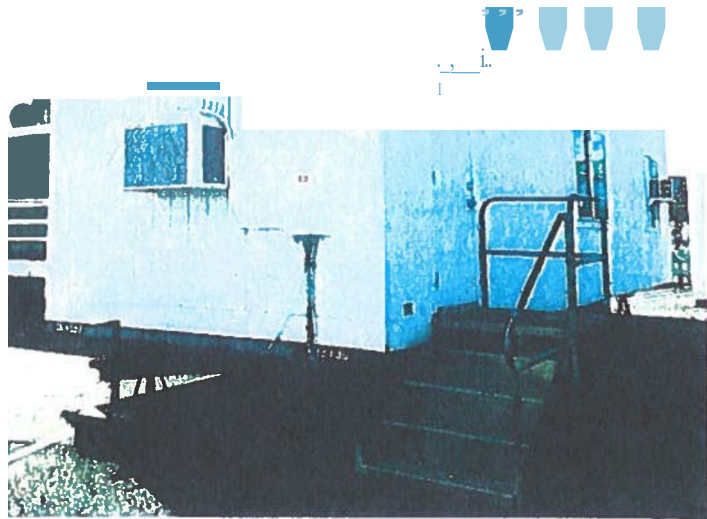
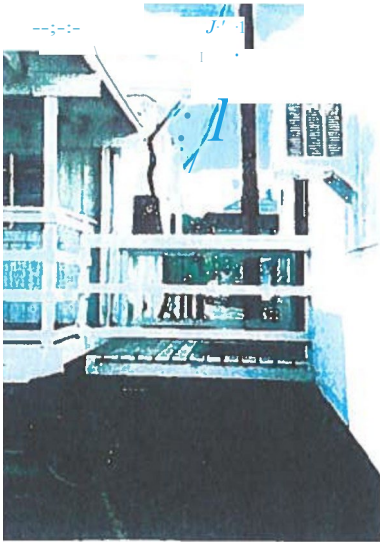
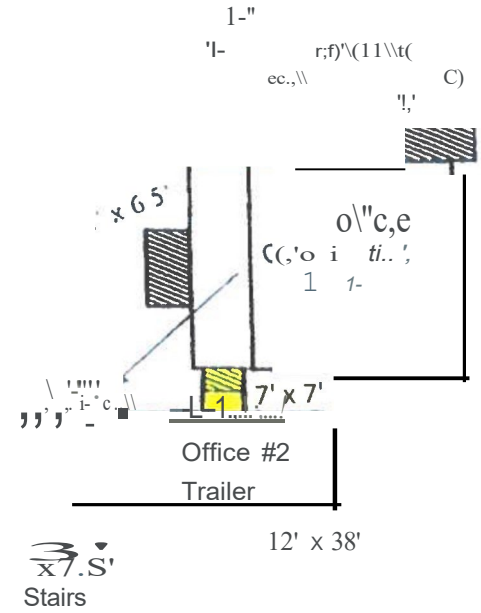
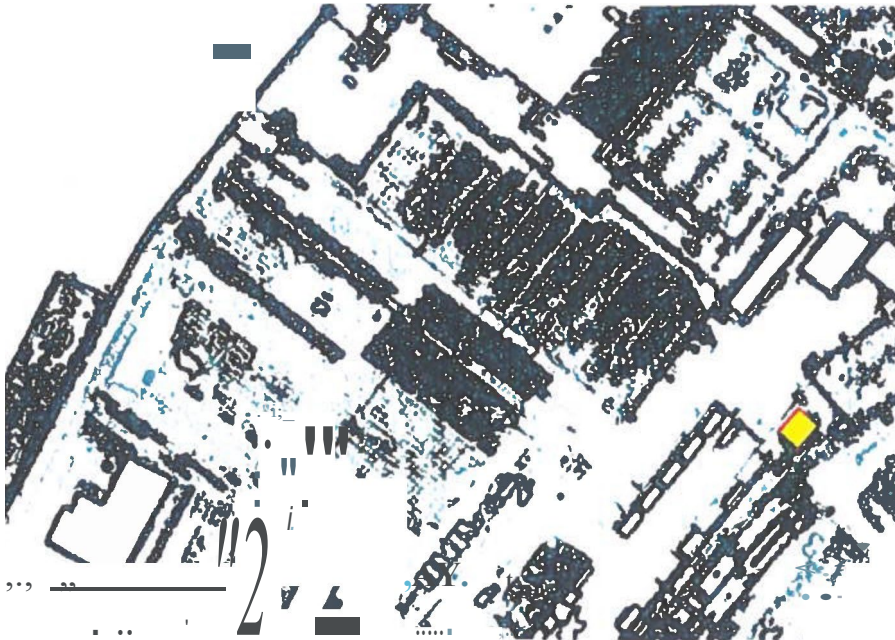


AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
14	Office Trailer	Paved	12 43	516	\$0.82	\$423.12
	Walkway and Stairs	Paved	4 33	132	\$0.82	\$108.24
				TOTAL SUM		\$531.36



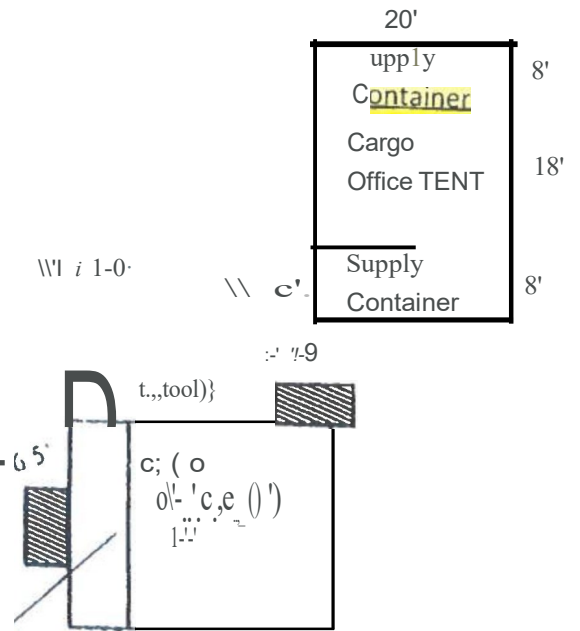
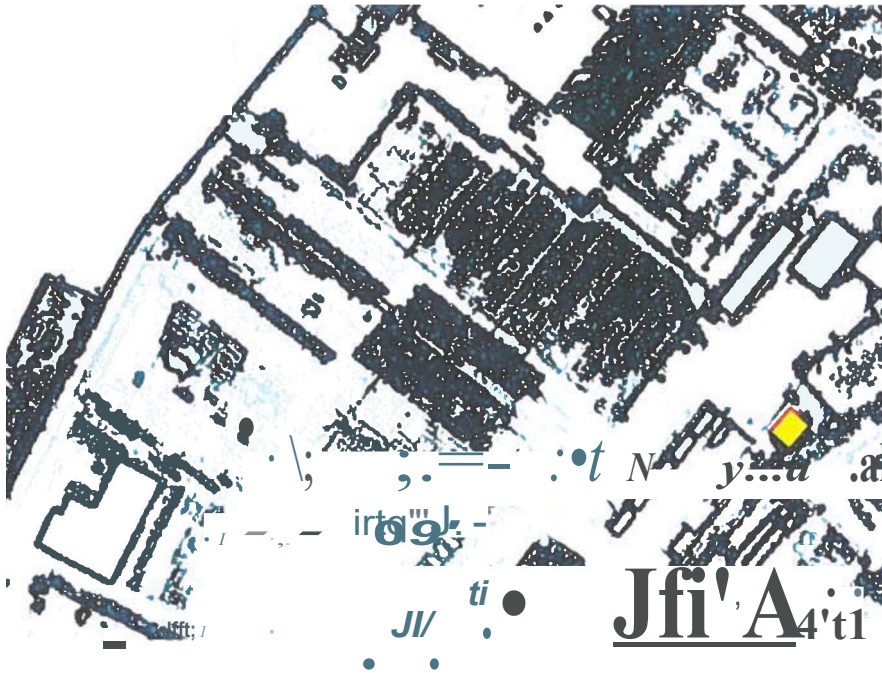


Area 15 - Cargo Office Trailer #2, Walkway and Stairs



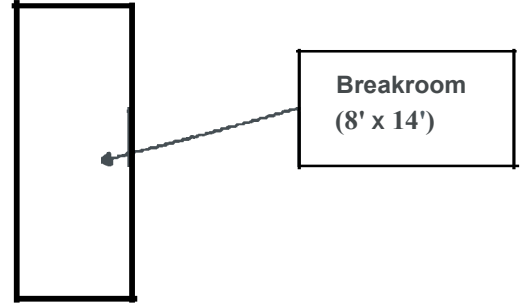
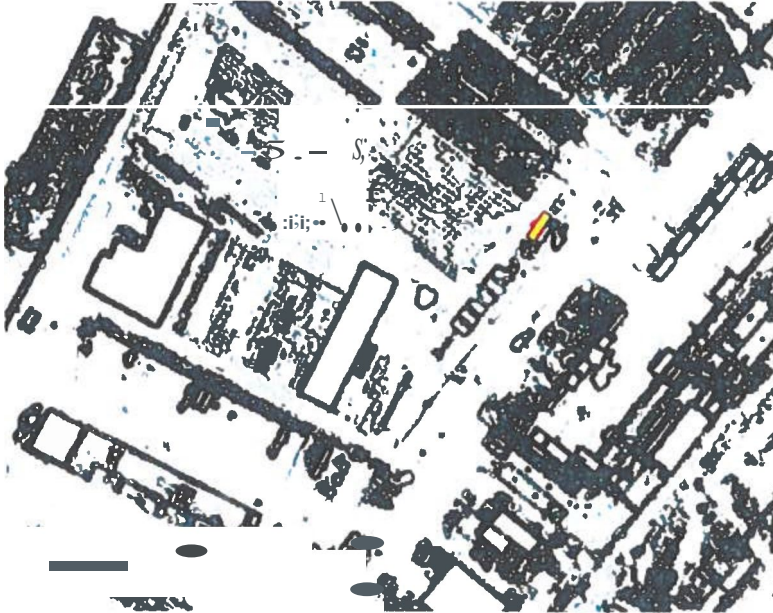
AREA	DESCRIPTION	TYPE	DIMENSIONS		SQFT	RATE	TOTAL
15	Cargo Office Trailer #2	Paved	12	38	456	\$0.82	\$373.92
	Walkway	Paved	7	7	49	\$0.82	\$40.18
	Stairs	Paved	3	7.5	22.5	\$0.82	\$18.45
					TOTAL SUM		\$432.55

Area 16 - Cargo Office TENT and Containers



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQFT	RATE	TOTAL
16	Cargo Office Tent and Containers	Paved	201 34	680	\$0.82	\$557.60

Area 17 - Stevedore Breakroom



Breakroom
(8' x 14')



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AREA	DESCRIPTION	TYPE	DIMENSIONS	ISQ FT	IRATE	TOTAL
17	Stevedore Breakroom	Paved	81	141	1121	\$0.82 \$91.84