

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
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
ROBIN K. SHISHIDO

IN REPLY REFER TO:

HAR-PM.24.1111

June 14, 2024

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

Dear Ms. Chang:

HAWAII

Request for Authorization to issue seven month-to-month Revocable Permits (RP) to Young Brothers, LLC., for a maintenance work area, break area, clerk customer service station, guard shack and office trailer, situated at Piers 3 and 4, Hilo Harbor, island of Hawaii, Tax Map Key (TMK) Nos. (3) 2-1-007:001 (Portion), (3) 2-1-007:019 (Portion), (3) 2-1-007:037 (Portion), (3) 2-1-007:051 (Portion) and (3) 2-1-007:052, Governor's Executive Order Nos. 3566 and 3962

LEGAL REFERENCE:

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

APPLICANT:

Young Brothers, LLC. (Applicant), is a domestic limited liability company whose mailing address is 1331 North Nimitz Highway, Pier 3, Honolulu, Hawaii 96817.

CHARACTER OF USE:

For a maintenance work area, break areas, clerk customer service station, guard shack and office trailer.

ITEM M-HAR-5

Ms. Dawn N. S. Chang, Chairperson
 June 14, 2024
 Page 2

LOCATION:

Portion of Government lands at Piers 3 and 4, Hilo Harbor, island of Hawaii, TMK No. (3) 2-1-007:001 (Portion), (3) 2-1-007:19 (Portion), (3) 2-1-007:037 (Portion), (3) 2-1-007:051 (Portion) and (3) 2-1-007:052, as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban
 County of Hawaii: MG-1a

AREA: See enclosed Exhibit A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(3) 2-1-007:001 (Portion)	Maintenance Work Area	Improved Land – Paved	2,300	\$ 0.23	\$ 529.00	\$ 1,058.00
2	(3) 2-1-007:019 (Portion)	Break Area 1	Improved Land – Paved	325	\$ 0.23	\$ 74.75	\$ 149.50
3	(3) 2-1-007:019 (Portion)	Break Area 2	Improved Land – Paved	161	\$ 0.23	\$ 37.03	\$ 74.06
4	(3) 2-1-007:019 (Portion)	Break Area 3	Improved Land – Paved	279	\$ 0.23	\$ 64.17	\$ 128.34
5	(3) 2-1-007:051 (Portion)	Clerk Customer Service Station	Improved Land - Paved	120	\$ 0.23	\$ 27.60	\$ 55.20
6	(3) 2-1-007:052 (Portion)	Guard Shack	Improved Land – Paved	185	\$ 0.23	\$ 42.55	\$ 85.10
7	(3) 2-1-007:037 (Portion)	Office Trailer	Improved Land – Paved	1,708	\$ 0.23	\$ 392.84	\$ 785.68
						\$ 1,167.94	\$ 2,335.88
						Total Monthly Rental	Total Security Deposit

CONSIDERATION:

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

LAND TITLE STATUS:

Governor’s Executive Order Nos. 3566 and 3962 for addition to interisland cargo and container yard site and commercial maritime, marine and associated purposes, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5 (b)

CURRENT USE STATUS:

The Applicant currently occupies portions of Piers 3 and 4 of Hilo Harbor, island of Hawaii, for a maintenance work area, break areas, clerk customer service station, guard shack and office trailer to support its inter-island barge operation. 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 permits 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. 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.”

Ms. Dawn N. S. Chang, Chairperson
June 14, 2024
Page 4

REMARKS:

The Applicant is an interisland freight handling and transportation company which has been in business for over 100 years. The Applicant has a fleet of eight barges with a combined capacity of over 60,000 tons and equipment that can accommodate a range of capacity needs. They are the only regularly scheduled common carrier that transports goods to all of the main Hawaiian Islands. They are committed to investing in new vessels and shoreside technologies to lessen the impact on the environment. The Applicant has a long-standing tradition of supporting the local island communities in many ways, including in-kind gratis shipments, equipment donation, and participation in the Saltchuk Giving Initiative – Hawaii Region. Recently, they have been working with non-profit organizations who are working to support recovery efforts in Maui due to the wildfires in the form of gratis shipments, which are in-kind services to transport goods.

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of seven 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

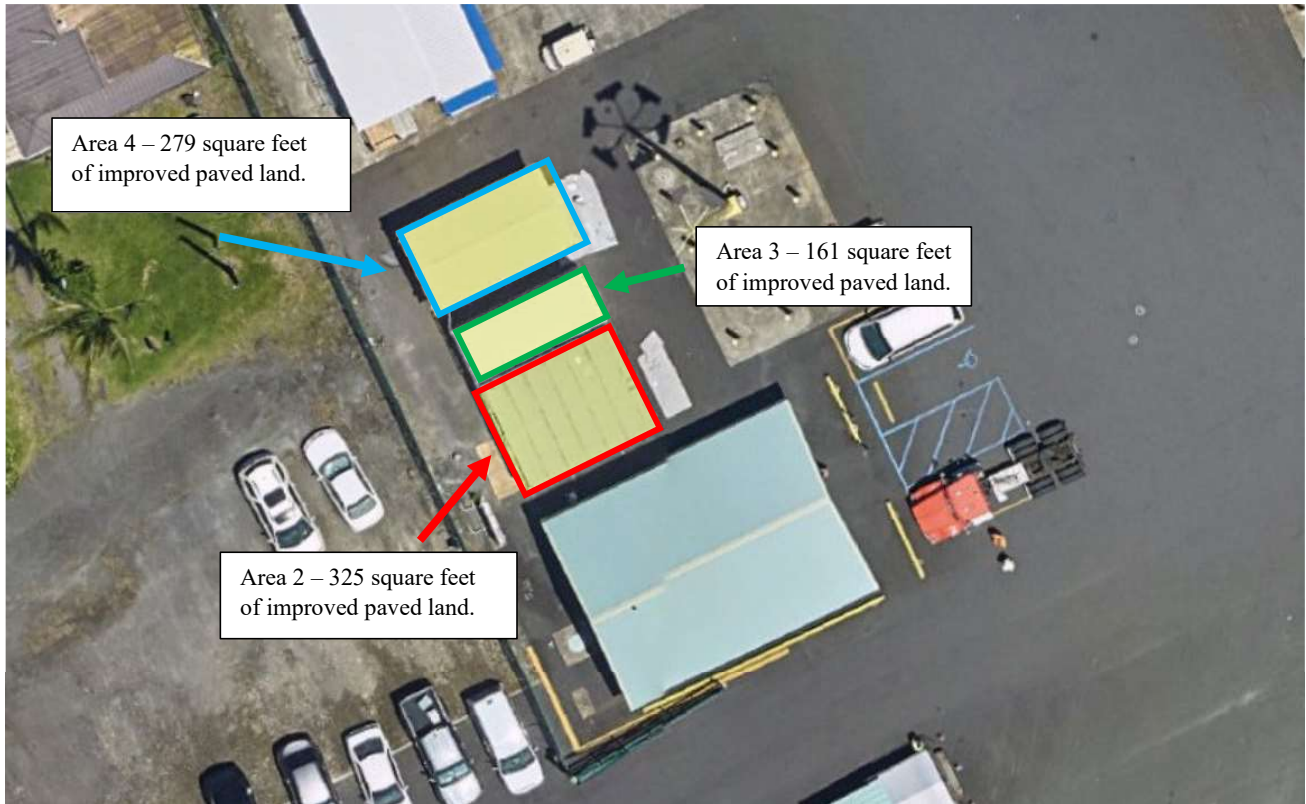
Enclosures

Area – Maintenance Work Area



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Maintenance Work Area	Improved Land - Paved	50'	46'	2300

Area – Break Area



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
2	Break Area 1	Improved Land - Paved		325
3	Break Area 2	Improved Land - Paved		161
4	Break Area 3	Improved Land - Paved		279



Area – Clerk Customer Service Station



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
5	Clerk Station Trailer	Improved Land - Paved		120

Area – Guard Shack



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
6	Guard Shack	Improved Land - Paved		185

Area – Office Trailer



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
7	Office Trailer	Improved Land - Paved		1708