

**From:** [Randy Cates](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] testimony on Boating Division RP's  
**Date:** Sunday, June 23, 2024 1:57:07 PM  
**Attachments:** [Boating property increase.doc](#)  
[IMG\\_8201.PNG](#)

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Land Board,

Attached is my testimony on items coming up for review by DLNR Land Board, I hope to attend this meeting in person if we return from Sea in time. Also, below is a copy I sent to Boating Division to demonstrate what happens with property is left vacant, homeless move in and start fires to burn stolen copper wire in this area. This email was from Cates Marine to Boating Division after Fire department kept coming to us on this issue.

Randy Cates  
Cates Marine Service

All:

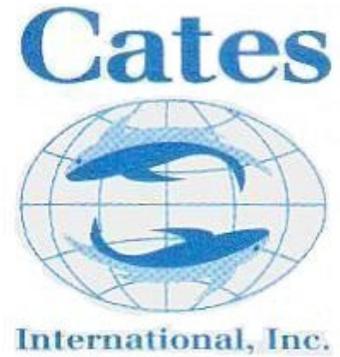
I did speak with Carl on this issue yesterday, as stated we continue to have major problem with homeless and they are aggressive with a history of setting fires. I intend to clear out my shop area once again of growth and will cut down the tree and brush in the lot that is not rented if all of you are fine with it, we don't want to wait long for it to get done. Let me know if there are any issues with Cates Marine doing this (free).

What is need is to have this lot occupied, I do know that Collucio Construction tried to obtain the property, they clearly have a marine department and best of all the other property in the same area from DOT with a good presence which helps on this issue. If for some reason they don't work out, and if no one else is interested in the property I would be willing to take it with a reduce rent just to keep area clear and safe. I don't really need it, but will take it just to make things safer.

Please let me know on these two issues, most importantly any concerns of me clearing out empty lot?

Randy

**Cates Marine Service, LLC**  
**24 Sand Island Access Road**  
**Box #27**  
**Honolulu HI 96819**  
**Ph. 808 841-4956**  
**Fax 808 841-4957**



**June 23, 2024**

**DLNR Land Board**

**Subject:** Revocable Permits RP 102

I would like to provide some information for the Land Board to consider while reviewing the proposed rate increase for RP 102 TMK #1-2-023:057. I will do my best to keep this short as I know you have much information to consider on this issue as well as other issues in front of the Land Board.

Cates Marine/Cates International has been in business since 1999 and we have rented space from DLNR since 2001 on a month-to-month basis, Cates Marine (CMS) provides service to the State of Hawaii, Federal Agencies and the private sector, when describing our company, I always state that we fix problems in the Ocean. It is easier to state that we provide Marine Salvage but in reality, this is a small part of our overall operation, we have since 1999 been a company that many have turned to for service to remove dead whales, remove invasive algae both in fresh water areas as well as in waters surrounding Hawaii. CMS was a prime contractor for the Navy Ship "Port Royal" as well as all other ship groundings in Hawaii, we were the first company to repair a reef by glueing corals back in a grounding site and have continued to do so on many other locations.

CMS specialty is to respond on short notice, mitigate an issue and repair environmental damages if needed, we also respond on Land for plane crashes as well, another part of our company is to develop coral reef structures for both State and Federal agencies and are currently involved with one right now building a 300-module reef for Pearl Harbor. CMS works with DLNR/DAR on a long-term strategy to build and enhance our nearshore waters as well, while we do much more than this, I would like to

focus on the property issue, I have attached some photos of recent jobs that might help to explain our services.

**Property site:** While we have two parcels up for reissuance, the property that I would most like to comment on is RP 102 TMK # 1-2-023:057, this property was owned by DOT/Harbors, prior to 2020 DOT approached me and wanted for CMS to rent the whole triangle of parcels and for us to sub rent other parcels out, the proposed rate at that time was \$.10/square ft per month, at the same time DLNR Boating expressed an interest in the same parcels and DOT informed me it would be transferred and for us to contact Boating Division for which we did. The property was offered to me and the rental price doubled, however due to its location which is vital being near to our pier for load/offload I accepted the offer. I had to remove substantial debris from parcel, put on new road and make a fence all of which cost over \$100,000.00. Please note that we also have to pay City property taxes and run a generator which costs nearly \$2000.00/month for fuel adding costs.

The property in question has no water, no electricity and no sewer at all, it also floods at high tide near the gate entrance, the area is highly prone to homeless, so much so that I had to request Boating Division rent out the parcel next to me due to problems with crime and such (see **email**). In a three-year period, I have called HPD three times due to a dead body fronting this property, most likely overdose. I raise this issue to highlight the conditions in and around this area, it cannot be used for normal use due to break ins, we only store items that are so large one cannot walk away with them or have no value. This works for us as we build concrete reef structures and store our salvage items that are large and heavy.

This property does have high value to us due to its location and I hope the Land Board considers this in determining its use/price. For CMS this property is vital in many ways and due to location, for many of our projects we are not able to truck items long distance to our pier space which is located next door.

**Rental evaluation:** When DLNR Boating Division hired the appraisal company, I believe there is/was a fundamental flaw in how they evaluated this property and other as well, I tried to speak with them during there visiting our site and I raised the issue of what we do with the property, they stated to me that their only guidance from Boating is to find the “highest” use possible for the properties they were to evaluate, I raise this issue with

DLNR/Boating property manager at the time of the guidance provided, I stated that I felt this was a flaw and would lead to problems in the future. The even spoke to me about using the property as a vessel repair shop combined with auto motive repair shop and if this combination would fall within its use? The other problem in reading their report is that they did not use properties valuation which is located right next door, they used Mapunapuna area rates. Mapunapuna does not compare with this area at all, there you have paved roads, utilities and infrastructure, this is what the valuation came in so high.

When I raised this issue just recently with Boating Division, every single person within Boating that has worked on this stated that they are very surprised in what the report stated, I asked Richard (property manager) if he intended to state this to the Land Board as well.

**Considerations:** What I would like for the Land Board to consider is this, Boating Division has been given guidance by the Legislature that rental properties are to be evaluated based on the “highest & Best use”, I think the problem here is to much focus has been on the “highest” use and not on the best use. A great example is the Ala Wai Boat harbor, there used to be a vessel repair area (dry-dock), however Boating tried to convert it to a “wedding chapel” which never took place, it has been vacant for over a decade due to this “highest” focus position.

DLNR/Boating should consider “Best” use as a fundamental priority, especially in this day and time where boating and recreation are in jeopardy due to increasing costs. DLNR gives great rates on properties for use by “nonprofits”, I would like to suggest that they consider doing so as well for companies who focus on providing “emergency” services for the environment. Who will do the work if there is no space available to store equipment needed to do so?

My company is in a unique position due to what we do, I however want to stress support to all of the businesses who are facing the same high rate increases as well, lets remember, many of us have served the State of Hawaii and supported Boating Division. I know for a fact if substantial rate increases are applied, many will go out of business.

If the proposed rate increase goes forward, please be for warned that it will be expensive to keep these properties clear from becoming homeless

encampments, it will further cost the Division as well. We keep these areas clear of problems.

Lastly, if the Board does raise the rental on this site much more than the normal 3-5% I will most likely vacate, the nature of our business cannot support such rates to simply store equipment needed for environmental response, we don't generate receivables on a consistent basis. To give you an idea, Both DOT Harbors and Airports divisions provide lands far cheaper than DLNR Boating division does, I have tried to get property in both areas and was quoted lower rates, however the nature of our work does not fit within their guidelines.

Please take all of this into consideration and take a look at email provided as well as pictures of past work. Finally sorry in advance for misspelling and such as wrote this on short notice due to going to Sea for a salvage.

Randy Cates  
Cates Marine Service/Cates International









2:13

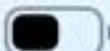
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Done





TOYOTA

TFL2031



**From:** [Victor Lozano](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Testimony RP 100  
**Date:** Tuesday, June 25, 2024 6:53:29 AM

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To: DLNR BOD

From: Dolphin Excursions Hawaii, Inc.

The attached letters are from the community of the Waianae Small Boat Harbor who will be effected if the proposed rent increase is approved.

Victor Lozano  
Owner/ President  
Dolphin Excursions Hawaii, Inc.  
[dolphinmpd@gmail.com](mailto:dolphinmpd@gmail.com)  
808-551-3044

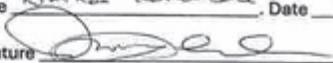
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We understand that we pay for the privilege of keeping our boats in this secure area that is maintained by Dolphin Excursions rather than the State of Hawaii.

The facility is a dirt lot which is fenced, lit at night, has cameras for security and maintains a local Waianae resident as the caretaker and local Waianae resident as the administrator. The fees that we pay are fair market value for a facility like this in the Waianae area. Should an increase occur as described in the letter sent to Dolphin Excursions by the DOBOR/DLNR, we would face having our rent doubled.

Please help us maintain our way of life. The cost of living in Hawaii is already out of control and this increase will make boat ownership out of reach. Dolphin Excursions has been a great landlord, keeping the prices fair for the community but they have advised us that if the State doubles the price, they'll have no choice but to double the price on us all. Parking our boats at our residence is not an option. Keeping our boats in the water is not an option. We need this facility, and we need the State of Hawaii to understand that we are the community.

Name Nathan Kanahala Date 06/15/21  
Signature 

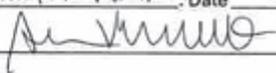
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Name Shannon Villanar-McWhitt Date 6-15-24  
Signature 

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Name RICHIE LONZAG Date 15 June 2024

Signature 

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Name KIM H. Date 6-15-24  
Signature KIM H.

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Name Joey Harris Date 15 June 2024  
Signature 

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Name Keolu F. Date 6-15-20

Signature [Signature]

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Name Darbert Kaw Date 6/15/2024  
Signature 

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Name Stanford Kuleana Date 6/15/24  
Signature Stanford P. Kuleana

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Name Andrew Nao Date 6-5-24

Signature Andrew Nao

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Name Quayson Amira Date 06/16/24  
Signature 

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Name Kalama Date 08/15/2024  
Signature [Handwritten Signature]  
KL

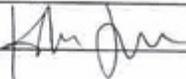
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Name Kailee Carrizosa Date 06/15/2024  
Signature 

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Name Isiah Silva Date 06/15  
Signature [Handwritten Signature]

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Name ASALYN FERNANDEZ Date 6/15/24  
Signature 

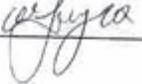
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We understand that we pay for the privilege of keeping our boats in this secure area that is maintained by Dolphin Excursions rather than the State of Hawaii.

The facility is a dirt lot which is fenced, lit at night, has cameras for security and maintains a local Waianae resident as the caretaker and local Waianae resident as the administrator. The fees that we pay are fair market value for a facility like this in the Waianae area. Should an increase occur as described in the letter sent to Dolphin Excursions by the DOBOR/DLNR, we would face having our rent doubled.

Please help us maintain our way of life. The cost of living in Hawaii is already out of control and this increase will make boat ownership out of reach. Dolphin Excursions has been a great landlord, keeping the prices fair for the community but they have advised us that if the State doubles the price, they'll have no choice but to double the price on us all. Parking our boats at our residence is not an option. Keeping our boats in the water is not an option. We need this facility, and we need the State of Hawaii to understand that we are the community.

Name MICHAEL TAYLOR . Date 6/15/24  
Signature 

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Name WARD Kitayama Date 6-15-24

Signature Ward Kitayama

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Name David Nunez Date 6/15/24

Signature David Nunez

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Name Chelsea K. Date 6/19/24

Signature Chelsea K.

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Name Nohelani Martin Date 6/15/24  
Signature 

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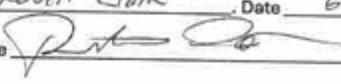
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Name Robert Clark Date 6-15-24

Signature 

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Name Erini Smith Date 06/15/2024

Signature Erini Smith

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Name Sheena Clark Date 6/15/24  
Signature Sheena Clark

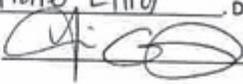
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Name Tiare Ellio Date 02/17/24  
Signature 

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Name SHAUNA ELLIS Date 6/15/24  
Signature [Handwritten Signature]

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Name Keith D Ortiz Date 6-15-2024

Signature Keith D Ortiz

Victor Lozano  
President/Owner  
Dolphin Excursions Hawaii, Inc.  
Motion Picture Div.  
808-551-3044  
dolphinmpd@gmail.com

**From:** [pfmarine@aol.com](mailto:pfmarine@aol.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Rent increase  
**Date:** Saturday, June 22, 2024 7:05:01 PM

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Aloha BLNR board members,

My name is Paul Fukunaga, DBA P.F. Marine.

I am the sole proprietor of P.F.Marine. I occupy a lot in the Keehi boat harbor area. I have been in this location for the past thirty (30) years.

My previous land lord was DOT Harbors

I do general fiberglass and marine repair work  
During the past years I have done work for HFD, NOAA, U.H., DOT Harbors, The Coast Guard, Ocean Safety, DLNR, and the general boating and fishing community.

The proposed rent increase by DOBOR is unaffordable. My annual rent will increase by \$56,654.04, plus a 3% increase every year there after.  
All the government agencies have fixed budgets. If the rent increase is approved, I will not be able to stay within their budget. The cost to the general boating and fishing community will also be unaffordable to them.

There for I will close my shop and go out of business.

If the rent increase is approved, please allow me one (1) to six (6) months at the current rent to finish repairs and projects started and to vacate the property.  
The short time of the notice makes it difficult to vacate immediately.

Thank you

Paul Fukunaga DBA P.F. Marine

Saturday, June 22, 2024

**Frank V Coluccio Construction Company**

91-051 Kaomi Loop  
Kapolei, HI 96707

May 30, 2024

State of Hawaii  
Board of Land and Natural Resources  
PO Box 621  
Honolulu, Hawaii 96809

Reference: DOBOR Revocable Permit No. 129 (TMK: (1) 1-2-023:037)

Ladies and Gentlemen of the Board,

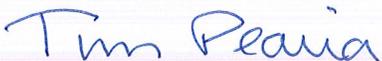
I am writing in response to correspondence from the staff at the division of Boating and Ocean Recreation regarding our revocable permit at Keehi Harbor. As part of the renewal of revocable permits statewide, your staff has hired an appraiser to evaluate the permits. We understand the need for such an evaluation; however, we do not agree with the conclusions of the appraiser.

The appraiser based his opinions on the commercially available land in the Sand Island and Mapunapuna areas. This comparison is flawed on account of the conditions at the Keehi Harbor properties is not developed to compete with commercial property. The road that fronts the parcel we occupy as a benefit of the referenced permit is not maintained and in poor condition. The road floods on a high tide and our vehicles traverse 6 to 12 inches of salt water. Please see attached picture. The other important consideration is a lack of utilities; there is no water or sewer infrastructure and the only electric service is private and not available. These conditions are a stark contrast to the commercially available properties in the area.

The relevant comparison that the appraiser left out is the adjacent neighboring State Department of Transportation – Division of Harbors properties along the same road. We hold a revocable permit from the Harbors Division for two parcels along the same road. The fees for the Harbors properties are \$0.23 per square foot per month. The current fees we pay to DOBOR are \$0.26 per square foot per month. The appraisal is proposing \$0.71 per square foot per month. This proposed increase is 273% of the current rate. We can understand an increase to keep up with inflation, but not several orders of magnitude.

If you must increase these rates, please consider a more appropriate increase.  
Please feel free to call if you have questions; (808) 721-2711

Respectfully Submitted,



Tim Pearia  
Frank V Coluccio Construction Company

