

From: [John "Keoni" Coelho](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Pau Hana Place Matters
Date: Thursday, June 27, 2024 1:09:17 PM

Aloha Oukou,

I am in total support of the continuation of Pau Hana Place for the following reasons.

1. The only place in Waikiki and probably O'ahu where locals can gather in a very well built venue that is simple yet classic in its display, relaxing, enjoyable and with a Hawaiian atmosphere
2. Visitors as well as locals enjoy the experience of PHP with musicality and interaction not found anywhere...for us locals that speaks volumes giving us the opportunity to go out without manor expense yet we support economically the local food trucks
3. The word is out and more kamaaina are coming out to PHP
4. Parking was HUGE% plus simply because it's extremely limiting outside of the site grounds. Even if parking was to be paid for on the site it's worth it simply due to the fact there are many seniors that attend and makes it more challenging mobility-wise
5. I respectfully ask that you give serious consideration to approving a renewed lease; this will only grow in numbers and popularity making it an even more valuable site for local events

Mahalo nui!

John Coelho
720-436-9167

*Keeping it Hawaiian and Pono (Right)
Aloha for now!*

John "Keoni"

John Coelho
HAWAIIAN-WAY Ohana Service Group
- [My Demo](#)
Cell: 720. 436-9167
Email: keoni@hawaiianway.com

From: [SUP GIRL](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Pau Hana Place, Waikiki
Date: Thursday, June 27, 2024 2:21:16 PM

June 226,2024

ATTN: Alexandra Hastings

Aloha Alex,

I am a neighbor to the Pau Hana Place restaurant. It is a welcome new opportunity for locals and tourists to dine on the waterfront without paying expensive club memberships or high hotel prices. The property went from being a disgraceful eyesore of an “empty” lot at the gateway to Waikiki to being a very attractive and inviting Hawaiian themed casual restaurant with live Hawaiian musicians every night. Many locals attend regularly to enjoy having a venue where they can sing and dance the Hula again.

In addition, the food is very fresh, healthy and delicious. We are proud to introduce our friends to this magic spot on the water.

Other neighbors and I are alarmed having learned that Mark Evenson, owner of the Permit to Operate, may lose his sizable investment and we may lose our charming oasis on the waterfront. I fear that his Permit Rent is being increased and that the new Parking Fee for his customers is prohibitive. Mark and his investors have struggled through a difficult rainy and high windy period and survived by putting all of their profits back into the business, investing in 2 Truck Trailer kitchens, a stage for the musicians, tables , chairs , games for the Keiki AND beautiful, professional tent tops where we can dine in comfort, unaffected by the weather. He offers spaces for local artists to display and sell their Hawaiian handicrafts, woodcarvings and jewelry. And he has provided clean restrooms for his customer. I want to encourage BLNR to recognize the value of Pau Hana Place to our community by renewing their permit and allowing parking at a reasonable rate for their business.

And I hope some of your Board Members will come dine at Pau Hana Place to enjoy the Aloha provided, the quality food, the music and the beautiful waterfront views to understand why it is worth supporting. Not only does this business hire local people but it keeps the homeless off this strategic property while welcoming people to Waikiki.

Very sincerely and Mahalo,

Judy Dismuke

Judith Dismuke
1650 Ala Moana Blvd, Apt 2701
Honolulu, HI 96815

760 831-9145
Supgirlhi@gmail.com

From: [Maalaea Boat and Fishing General](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Lease increase and long term
Date: Thursday, June 27, 2024 3:58:50 PM
Attachments: [Letter of Intent for Buzz"s.docx](#)

Aloha BLNR,

As a member of the BOD for non-profit 501 c(6) Maalaea Boat and Fishing Club, we respectfully request firstly to keep our current lease at the same monthly amount. Due to the fires and the ramp condition, we have lost the necessary business which is what allows the dry dock to continue. Many of the Lahaina boats that were lost in the fire were our members and, for obvious reasons, do not require dry dock services. Also, the sediment level at the ramp is prohibitive to hauling out quite a few boats so they have to seek services from either Oahu or Big Island and cannot utilize the dry dock services in Maalaea. There are maintenance costs and now security costs that have to be factored into the operations in addition to the lease cost. An increase now will disallow us to continue to improve and provide safe and effective services to the boat members.

Secondly, we would like to open the discussion of our club securing a long-term lease at a reasonable rate for the dry dock and wharf building location. Attached is a letter explaining the past, present, and potential future of the dry dock and wharf building in Maalaea. Please review the attached letter and allow us to present our plan before any public auction. The goal is to form a cohesive Maalaea community which allows us to be the liaison between boaters and the state as well as fortify the harbor as a place that honors culture and tradition.

The Maalaea Boat & Fishing Club is one of the oldest boat clubs in the state. We were founded in 1947 and have been an integral component of the boating community ever since. Our dry dock is currently the only dry dock service in all of Maui County and without it, boat owners will have to make dangerous treks across the fast-moving channels to get necessary repairs for their boats. This is not only costly but potentially life-threatening as well for many of the smaller boats. We have been receiving support from community and elected officials as well as prominent businesses and have been receiving incredible support and feedback for our plan. Please reach out with any questions and to further this discussion.

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Mahalo,
Tracy Edelhertz
808-385-3504
Maalaea Boat & Fishing Club
Maui Hawaii
boatandfishingclub.com

Aloha to whom it may concern!

Maalaea Boat & Fishing Club of Maui, MB&FC, is reaching out for your support to preserve one of Hawaii's oldest boat and fishing clubs by helping to reclaim their long-time clubhouse, the Wharf building, and maintain the only functioning dry dock operating in Maui County. As the administrator/treasurer of The Club, I am presenting on behalf of the board and members, the history and intended use of the building to demonstrate the importance of returning it back to MB&FC, who are its original owners. The Club built, restored, and maintained this building for generations as a way to unite the growing Maui community and preserve the legacy of boating and fishing that is so deeply connected to ancient Hawaiian culture. MB&FC itself is a vestige of this legacy. When nurtured, The Club can once again play a vital role in uplifting the Hawaiian community by providing deep roots of knowledge for our kupuna to endow to the next generation as well as impart this wisdom to our visitors.

Your influence can play an important role in helping to restore this legacy for Maalaea Boat & Fishing Club, the Maui community at large, and our future visitors. The building has always been utilized for the purpose of gathering, teaching, and celebrating. With this continued intention, The Club is proposing to create a Community Cultural Support Center (CCSC). In addition to this cultural legacy, the building could also provide, under the guidance of The Club, a variety of marine-based activities such as ocean environmental activities and ocean sports, as well as disaster preparedness educational classes and events for our residents and visitors. Also, since the fires have taken so many of our gathering spaces, having another space to come together is vital to the health and function of our island community.

Examples of some potential educational opportunities are as follows:

- History and cultural significance of boating and fishing in traditional Hawaiian heritage.
- Malama ka 'aina i ke kai, to maintain our stewardship of land and ocean environmentally, technologically, and sustainably.

- Career training for our future generations in areas like boat mechanical repair, canoe building, fiberglass repair, and also alternatives.
- Drone training programs and coastal security job training opportunities.
- Disaster preparedness.
- Other classes to assist with our ongoing fire recovery process.

As you begin to understand the history of The Club as demonstrated below, The Club has always been a cornerstone known as the community center long before the harbor was even created. This proposal for The Club is to ensure that tradition is continued. The historical timeline is as follows:

Maalaea Boat & Fishing Club was officially formed in 1947 with the purpose of providing boaters and fishermen with a much-needed dry dock service and create a cohesive community based on the love of boating and fishing. This was 12 years before Hawaii was inducted as a US state in 1959. The Club paid for and built the original Wharf building in 1953 when the harbor was first built. The Club owned the entire building for the Clubhouse and used the adjacent lot, which was being utilized as a dry dock. A renovation took place in 1966. Our current research shows within this year, the Department of Transportation (DOT) was managing the land and split the lease giving the restaurant, known as Buzz's Wharf, the top floor and the bottom to The Club to keep their clubhouse, with the dry dock space. This arrangement continued until 2011 when the bottom floor was then possessed by the Department of Land and Natural Resources (DLNR) with the promise of its return upon the completion of their new DLNR building. Despite the completion of their building in 2017, the Clubhouse has not been returned as promised even with several requests from MB&FC. Not only was the building not returned to The Club, but the property management of the DLNR is also intending to auction off the lease of the parcel which includes the building and the dry dock to the highest bidder without giving us any details. Therefore, Maui will lose this important piece of local history and the county will lose its only functioning dry dock. Without a dry dock service available in Maui County, all boats that need repair will have to somehow make it across large channels to the Big Island or Oahu to be serviced

which is not only dangerous but is a huge expense that quite a few boat owners simply cannot afford.

The Club, being a 501 C6 non-profit, does not have the deep pockets to potentially win out against corporate interests whose primary focus is most likely financial gain rather than serving our Maui community. Our community stands to lose a place that for decades has brought everyone together to unite in a common interest and celebrate an ancient practice. Not only is The Club striving to reclaim the building but also to keep the dry dock with a long-term lease at a reasonable rate for Maui's benefit.

The Club has the potential to lead in state-of-the-art environmental dry dock practices, however, the current lease from the DLNR is month to month that can be lost at any time. With no long-term security, The Club has not been able to allocate funds for these kinds of endeavors or delve into their possibilities.

Since The Club became a 501 C6 in 1965, (which is still in good standing) we have always supported the island with a variety of activities including fishing tournaments (adults and keiki focused), families gathering, and supporting our fellow boaters with a helping hand. Our dry dock is currently utilized several times a month by boat owners, private and commercial. EPA and DOH were contacted to ensure the dry dock is fully compliant with all safety and environmental standards but the opportunity to explore ways to increase that standard cannot be explored without the security of a long-term lease.

Since 2014 the restaurant closed and the DLNR moved out. The building has stood empty with no maintenance to keep its historical appeal. Upon recent inspection from representatives from Governor Green and Mayor Bissen's offices, the building was found to be structurally sound but in need of TLC. General contractors, electrical and plumbing, have offered to donate their services to bring the building back to code and stature.

Now, with all that has happened on the west side, this building might be one of the oldest remaining buildings in this area and still has enough stamina left to serve an even greater purpose to our community if given the chance.

The Club has since joined voices with the Lahaina boat community as we collectively reach out to community leaders such as yourself to help MB&FC preserve the historical building as well as maintain a vital dry dock to the Maui Ocean vessel community. We look forward to finding ways to work together in this important endeavor for our Maui community.

Mahalo for your time and consideration in reading this letter. It is greatly appreciated!

Please contact Tracy at info@boatandfishingclub.com for updates, information on how to offer support and more.

Please follow us on Facebook: Maalaea Boat & Fishing Club

Instagram: @maalaeaboatclub

From: [Courtney Krantz](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Rent Increase
Date: Thursday, June 27, 2024 9:05:03 AM

Myself and my company strongly oppose this increase. We are a small company and we use this yard for storage and small repairs. We aren't financially able to absorb this increase. Our yard is dirt with no security, no utilities and no street front visibility. We also don't have any type of building. After looking at the appraisal that you all had done, it seems that the comps used have amenities that we don't have. We are asking that you please reconsider.

We are asking for no rent increase so that we can continue to use this property.

Thank you

--



Courtney Krantz
Vice President/Owner
H2O Sports Hawaii LLC
377 Keahole St. E103
Honolulu, HI. 96825
(808) 396-0100



Joe Green, Owner
62-595 Kamehameha Highway
Haleiwa, HI 96712
808-637-7873

Friday, June 28, 2024

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

RE: BLNR Agenda June 28, 2024 – Item J, Exhibit E, RP No. 28

Aloha Chair Chang and Members of the Board,

My name is Robert J. Green, and I am the owner of Surf N Sea, and I am writing to provide comments on the proposed annual rent increase from \$191,310.00 to \$207,854.04 and hope that you would reconsider the increase in annual rent.

As you know, many Hawai'i businesses are still recovering from the negative effects that the pandemic had on our economy. On January 2, 2024, Surf N Sea suffered a devastating flood due to a water main break that flowed for over three hours. The aftermath of the flood required us to shutter our doors for over a week in order to repair any damages to maintain the safety of our employees and customers.

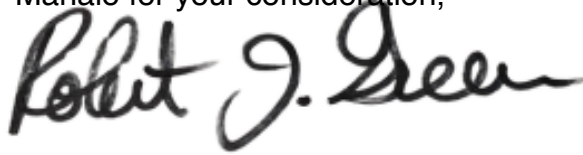
Surf N Sea suffered over \$150,000 in lost revenue in addition to \$180,000 in water extraction costs and repair, and over \$30,000 in value of damaged merchandise in the eight days we were closed for business. We are hoping to recoup a fraction of these costs from the Board of Water Supply, but that request is still being processed.

We have been unable to access loans from financial institutions to cover these costs without a long-term lease. For over five decades, Surf N Sea has not been able to access funding due to the revocable month-to-month lease.

We employ over 30 local employees and over dozen of our hardworking staff have been with us for over a decade. Throughout the years, we've employed local high schoolers from Waialua High and Intermediate School as well as Leilehua High School. At Surf N Sea, we treat all our employees like family, and this recent flooding disaster has compromised our ability to be a strong provider for our 'ohana.

I kindly request your favorable reconsideration of the increase in rent and ask that you freeze the rent at our current rate of \$191,310.00 or even decrease the amount if possible while we wait for the issuance of the direct lease under §171.36.2 HRS which was previously discussed with BLNR on May 27, 1994, under agenda item F-9.

Mahalo for your consideration,

A handwritten signature in black ink that reads "Robert J. Green". The signature is written in a cursive, flowing style.

Robert J. Green
Owner, Surf N Sea
JoeG@SurfNSea.com

To: Board of Land and Natural Resource Members, including Chair Dawn Chang

From: Kate Thompson

Date: BLNR meeting June 28, 2024

RE: J-1 Oppose some of the Revocable Permits listed in J-1 and Exhibit A, for the BLNR meeting for June 28, 2024

Dear Chair Chang and Board Members.

The J-1 submittal batches many annual Revocable Permits (RP) of State Lands into one document, submitted by the Division of Boating and Ocean Recreation (DOBOR).

It seems efficient to batch the properties, and yet during this time, when DOBOR seeks a transition from issuing one year Revocable Permits (contracts) into longer term contracts batching several properties into one document can make the 'controversial land' more difficult for public to find in the submittal, and therefore my not receive public testimony, as properties listed separately might.

Proposing longer term 'Direct issuance' contracts, including the 3 and 5 year contracts (that can be extended up to 25 years) could have both good and bad results down the line, so it's important to have longer contracts as individual agenda items.

J-1 Batched RP's, I am OPPOSED to few of them:

We need to keep in mind that this harbor was saved 'for the people' in a 1957 Governor's Executive Order and the area was **saved for public beach access** and clearly stated that NO commercial activity was allowed, except the Hawaii Yacht Club. established in 1906.

See attached 1957 letter: Regarding the public lands of the Ala Wai Small Boat Harbor (AWSBH).

Ala Wai Small Boat Harbor

Exhibit A-1.1



1)
The
use
of
an

inaccurate map in a submittal. Exhibit A -1.1

This map shows Hawaiian Parasail RP #10 near the Harbormaster's office but the company uses the passenger pier, Ticket booth house and parking in the 'Triangle parking lot' (which on the maps is closer to the label for John's hotdog stand).

Plus John's World Famous Hawaii Hot Dogs is near the lagoon and creates an questionable 'over-presence' with advertising on the 'lagoon fence' creating a hall the public needs to walk through to get to the beach, and sometimes takes up 2.5 lanes with the tent and service truck.

I have a problem with Hawaiian Parasail RP #10 renting this they are in is that 1) they have use of the dock almost exclusively, even though it was built with Boating Special Fund monies as a community resource for loading people onto boats 2) the small ticket- booth size structure was built with Boating Special Fund money and was supposed to be open for any commercial boat to load passengers there, 3) the price is cheap compared to what recreational boaters are paying their slips, about half the cost.

2) Use of the 'Fuel Dock site', which has been non-functional for 12 years.

DOBOR is requesting the Board to give two catamaran companies the right to moor their vessels (on a dock) at an important pier that used to be a public use



fuel dock. The plan in this J-1 submittal is for these companies to share the larger space with DOCARE, at the end a large drivable pier (sometimes called a Mole). There has been no discussion with the boating community about creating a replacement fuel dock. Were there RFP's written and published that allowed other boat owners to bid on these spaces?

The **HBM LCC RP # 146** is being allowed to use part of the one story building at the site, and to share the building with DOCARE, PLUS the opportunity to moor a large catamaran on one half of the west 'wall'.

The other boat is **Pau Hana Yacht Charters RP # 149**. It is not clear how this catamaran business obtained this space as a RP, when I'm sure many **tourist catamaran businesses** would want it to apply.

WE NEED A FUEL DOCK AT THE ALA WAI SMALL BOAT HARBOR.

Having a fuel dock is a basic requirement of any marina.

If the Board wants to allow DOCARE and two Catamaran companies to use the fuel dock space then a new fuel dock space needs to be created. The dock currently used by the Hawaiian Parasail Company could work.

The mooring fee appraisals done in 2017-2018, stated the fuel dock and sewage pump out existed but they did not exist. Our slip fees were doubled in December 2019, based on an inaccurate appraisal.

For my small 35 foot sailboat my mooring is \$6,200.00 a year and there are additional charges for bathroom fobs and a small dock box used mostly to store paint and cleaning supplies (together the annual total is \$6,720.00 a year). I provide this information to give Board members a baseline comparison of annual fees.

Board Members please ask for an informational meeting (non-action) about the DLNR's plan for the Ala Wai Small Boat Harbor. Plus ask for recommendations for re-initiating a fuel dock.

At the August 11, 2023 BLNR meeting, Board member Vernon Char asked about the 'plans' for the harbor. The answer by DLNR Chair Chang was, 'let's not open that can of worms, at this meeting'.

The quite **questionable RP's** at the Ala Wai Small Boat Harbor are, because they are the Tax Key map spaces if the former fuel dock and former shared dock area: RP# 146, RP #149, and RP #10

HBM LCC RP # 146 (Part of a building and mooring for one large-tourist catamaran

Pau Hana Yacht Charters RP # 149 (one large-tourist catamaran)

Hawaiian Parasail RP #10 (several smaller power boats that remain on the 'shared' dock most of the day)

The current 'Hawaiian Parasail' space would make a good fuel dock space.





NO Revocable Permit is on the J-1 submittal for this parking area.

Why are these busses stored in our harbor? There is no Revocable Permit given for this area and these vehicles do not belong to boat owners. Is Secure Parking making extra money by allowing a monthly payment, without BLNR approval? Has the parking plan and the status changed for the parking places in the 'triangle parking lot'?

I would request that the Board members ask the DOBOR administrators to give an informational session, at a BLNR meeting, about their plans for a fuel dock, and a pump-out station, which are 'essential services' that have been non-functional for many years.

We need more transparency and oversight.

We need to be mindful about the risks of 'creeping commercialism' that could potentially reduce beach and ocean access for Hawaii Residents.

Mahalo,

Kate Thompson

Sailboat Owner

Attached: Governor King 1957 letter about the the Ala Wai Boat Harbor remaining 'non-commercial.



THE TERRITORY OF HAWAII
EXECUTIVE CHAMBERS
IOLANI PALACE
HONOLULU

1957 JUL 8 11 20

July 8, 1957

FISCAL 1957

MEMORANDUM NO. 122

TO: Commissioner of Public Lands
FROM: Governor of Hawaii
SUBJECT: Transfer of land area at the boat harbor to
the Board of Harbor Commissioners.

The question of transferring the land area at the boat harbor being created off the Ala Wai entrance to the Board of Harbor Commissioners has been pending for some time.

I have finally decided to transfer this land to the Board of Harbor Commissioners for use as a boat harbor with the understanding that no commercial leases or other extraneous activities will be authorized by the Board, with the exception, however, of granting a lease of a limited area of land to the Hawaii Yacht Club for the construction and operation of a club house.

Will you get together with the Chairman of the Board of Harbor Commissioners to delineate the area to be transferred and draft an executive order for that purpose.

Samuel Wilder King
SAMUEL WILDER KING
GOVERNOR OF HAWAII

cc: Attorney General
Board of Harbor Commissioners