

**From:** [Peter Apo](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Public Testimony  
**Date:** Thursday, August 22, 2024 3:30:20 PM

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Peter Apo In Person Testimony for Aug 23 BLNR Meeting.

Peter Apo

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Board of Land and Natural Resources  
c/o: Ms. Dawn Chang, Chairperson  
1151 Punchbowl St.  
Honolulu, HI 96813

August 21, 2024

Subject: Blue Water Shrimp Revocable Permit (RP) 138 Rent Increase and Cancellation Recommendation

Aloha Chair Chang and Board of Land of Natural Resources,

I'm a former DOBOR property manager and retired effective July 1st 2023. I was the property manager for Ala Wai Small Boat Harbor and wrote the Board submittal for RP 138 to Blue Water Shrimp International LLC (Blue Water Shrimp).

Prior to the RP, there were a lot of issues with the lot when it was vacant. The public restrooms were constantly being vandalized. Homeless people living under the bridge and illicit activities near the stairwell were constant concerns for the district manager, boaters, neighbors and visitors. An activist group once set up tents and used a bull horn to state their right to occupy that land. Neighboring tenants commented that it was an eye soar and asked when the state going to do something about it. Once the Request for Proposals (RFP) was withdrawn, and Blue Water Shrimp expressed interest in the area, I asked if they would be willing to maintain the restroom, provide security, Hawaiian Music, landscaping and maintain the area. They agreed and the board approved the RP.

I appreciate the wisdom of the Board's June 28th motion to extend the RP for 90 days, to cure outstanding issues, keeping the rent the same during that period, and for staff to propose an alternative plan for the area if the RP was discontinued, as recommended. I'm opposed to staff's recommendation to increase the rent after just 60 days and for stating that they would be recommending cancellation before the 90 days had lapsed, and without mentioning an alternative plan.

I also agree with the discernment of the Board that this could turn into another HoneyBee; that culture and kapuna matter; that parking is needed; that we need to return at least a portion of Waikiki back to the locals; that a viable, pono, financially feasible plan is needed; and that there needs to be a sound rationale for leaving this area vacant, or unwanted activities and costs would result.

My understanding of the rationale for a DOBOR's Request For Proposal (RFP) and Public Private Partnership was that current harbor funding was not adequate for proper maintenance and repair of Ala Wai harbor facilities, such as piers. So, I too am at a loss as to where the funding for a "work-in-progress" plan would come from. The vision plan indicated that the DOBOR's budget limitations would come from private funding, which Blue Water Shrimp is already investing into this area.

The winner of the last Ala Wai RFP withdrew their application due of concerns about the risk of doing business with the state. They cited the TMT delays as an example that had materialized at that time. I'm concerned that a cancelling of the RP, without a provision for the current investments, would result in a taking of assets. Using these assets as part of a counter proposal would be highly unethical. I believe that Blue Water Shrimp's assets should be accorded the same treatment as past DOBOR permittees, in Waianae Harbor and for the submerged lands Makai of Kaneohe Yacht Club. Not doing so would be unethical and would add to the perception that doing business with the state is a risky proposition.

In summary, I believe that Blue Water Shrimp's rent should be reduced to help with the viability of their attempt to provide elements of the University of Hawaii Vision Report. Their request for parking could be accomplished through an immediate non-exclusive right-of-entry. Gratis rent for parking could be justified, as the use would provide benefits to the public, such as non-exclusive public parking, debris boom maintenance, providing additional public restrooms, landscaping and maintenance of the area. This would be in the spirit of the Public Private Partnership concept and implement the University of Hawaii Vision Reports recommendations, which would result in a win-win situation for Blue Water Shrimp, the State, and for the Hawaiian and local communities. If possible, I would like to provide testimony at the August 23rd, 2024, meeting. If you should have any questions, please feel free to contact me.

Sincerely,



Carl Young  
Retired DOBOR Property Manager  
T:808.852.9953

**From:** [median\\_bounces\\_0c@icloud.com](mailto:median_bounces_0c@icloud.com)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] J-1 Renewal of Revocable Permits  
**Date:** Thursday, August 22, 2024 10:03:45 AM

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DLNR Land Board,

I would like to provide testimony/input on item J-1, renewal of revocable permits with Boating Division. I have been a tenant of Boating Division since 2000 and currently hold two parcels, I have provided all of you testimony in the past and noted that my business provide emergency services such as Marine Salvage and also environmental support services such as coral reef restoration, my comments today are to focus on what the basis is for the proposed rent increase.

At the last Land Board hearing when this issue was presented, Boating Division provided an assessment that many disagreed with the way the valuations were conducted, even Boating Division stated that they did not agree with the numbers, the Land Board asked Boating Division to come back to the Board with a new basis for the proposed rent increase, I would like to note that after the last meeting I offered to work with Boating Division to come up with a fair basis and proposed rent increase, this offer was made several times but they declined to do so. On several occasions I have asked staff at DOBOR what is the 'basis' being used for the proposed rent increase, so far none has been given other than they propose a 10% increase.

I would like to point out several things to consider, the parcels in question are for "maritime use only". DOBOR in its submittal has utilized a standard CIP figure of 26.83%, this is very misleading and the same problem that the survey company tried to utilize, what should have been taken into consideration is the rent structure for other 'Maritime' uses. DLNR Land Board has always taken this into consideration for Airport and DOT Harbor rent structures, so why not with DLNR Boating?

At the last hearing Boating stated that no rent increases have occurred over the years, I pointed out to them that in fact they have, in this submittal they have now show those numbers, so in fact we have had increases. As stated, I think a 3% increase is reasonable but so no basis for a 10% across the board without some sort of basis.

Please note, the parcels I am on have serious issues with homeless, crime and flooding with no infrastructure, yet the proposed rates are nearly double that of property at Honokahou Harbor which is the most sought after space in the State with no flooding issues and full infrastructure, so why would our parcels be higher rents?

Please take this into consideration as you make this decision.

Randy Cates  
Cates Marine Service

**From:** [Randy Rarick](#)  
**To:** [DLNR.BLNR.Testimony](#)  
**Subject:** [EXTERNAL] Surf N Sea Rental Increase for Revocable Permit 28  
**Date:** Thursday, August 22, 2024 2:57:34 PM

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**HAWAII SURFING  
PROMOTIONS**

Randy Rarick  
59-063 A Hoalua Street  
Haleiwa, Hawaii 96712  
Phone: (808) 638-7266  
Fax: (808) 638-7164  
[surfpr@hawaii.com](mailto:surfpr@hawaii.com)

August 21, 2024

Board of Land and Natural Resource  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Attn: Ms. Dawn Chang, Chairperson

Subject: Surf N Sea Rent Increase for Revocable Permit 28

Aloha Chair Chang and Board Members,

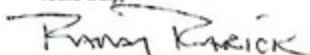
My name is Randy Rarick, a North Shore resident and retired Executive Director of the Triple Crown of Surfing.

I have been made aware of the proposed rental increase for the Surf n Sea location in Haleiwa. As a long time North Shore resident, I have been well aware of this property since the early 60's. When Joe Green, the current proprietor took over the lease in 1982, I had already known him personally. So, I have over a forty year relationship with him personally and with his business.

During my 38 year tenure as the director of of every major surfing event on the North Shore and the Triple Crown of Surfing series, I had the opportunity to interact with Joe Groon personally as well as many a promotion with his business, Surf N Sea. The amount of time and money Mr. Green has poured into the building that houses his business is immeasurable. His commitment to maintaining a mainstay location in the community is most notable. The amount of financial aid that he has poured back into the surf community, in the form of donations and sponsorship support, has been incredible. The opportunities that it has afforded the youth of the North Shore, as well as for the rest of the community, can not be underestimated.

An increase in rent will hamper his ability to give back to the North Shore community, as it will mean less financial support being available for donations and sponsorship. So, I ask that you consider a rental deferral for this location, as the upside of that type of decision will be felt in a positive manor throughout the North Shore and I am sure, shared with the community.

Yours truly,



Randy Rarick

Randy Rarick  
**Hawaii Surfing Promotions**  
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**From:** [rtubbs@hawaii.rr.com](mailto:rtubbs@hawaii.rr.com)  
**To:** [DLNR, BLNR Testimony](#)  
**Subject:** [EXTERNAL] DBOR J.1. RPN01  
**Date:** Thursday, August 22, 2024 5:04:10 AM  
**Attachments:** [image002.png](#)  
[image006.png](#)  
[aquaculture testimony.docx](#)

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BLNR Hearing

DATE: April 26, 2024

TIME: 9:00 a.m.

PLACE: DLNR Boardroom,

[blnr.testimony@hawaii.gov](mailto:blnr.testimony@hawaii.gov)

From Ron Tubbs B.S.N.D. 8 years UHM research degree

Please send link for zoom, thanks

Testimony In [Support or Cates DBOR J.1. RPN01](#)

Instead of overregulating aquaculture and fisheries, we must renew our knowledge of sustainable fishing and expand sustainable ocean uses. These are key to Hawaii's future independence from imports and greenhouse gases. These are the foundations of Hawaii's goals to achieve 100 percent renewable energy and carbon neutrality by 2045. Hawaii Climate Change Portal; <https://climate.hawaii.gov/hi-mitigation/goals-and-progress/>

Hawaii has headed down a protectionism pathway that ignores its most valuable and renewable resources. Instead, Hawaii politicians opt to hinder and close fisheries and aquaculture, hindering irrationally the one thing we should do to be sustainable.

A new report in 2024 by UHERO [University of Hawai'i Economic Research Organization](#) "Hawaii's economy depends heavily on tourism and is therefore vulnerable to sudden drops in visitor numbers and inconsistent and slow growth in tourism revenue for the past 30 years. A new report 2024 by the University of Hawai'i Economic Research Organization (UHERO) analyzes the variety of industries across countries in the U.S. and Hawai'i to identify potential opportunities to diversify the state's economy. **Based on industries already in Hawai'i, the study shows Hawai'i has great potential for ocean-based industries—such as *fishing, fish farming and hatcheries, boat building, port and harbor operations, and seafood packaging.* Diversifying into these industries can create long-term stability and support growth beyond tourism."**

With overwhelming science supporting the sustainability of the aquaculture fishery (F.1.), economics, and science depend on it. Also, an approval of fishery permits could aid the state in its greatly needed shift to sustainable renewable resource uses.

The Blue Revolution refers to the significant growth and intensification of global [aquaculture](#) production—domestication and farming of [fish](#), [shellfish](#), and [aquatic plants](#)—from the middle of the 20th century to the present, particularly in [underdeveloped countries](#). Food and Nutrient Security

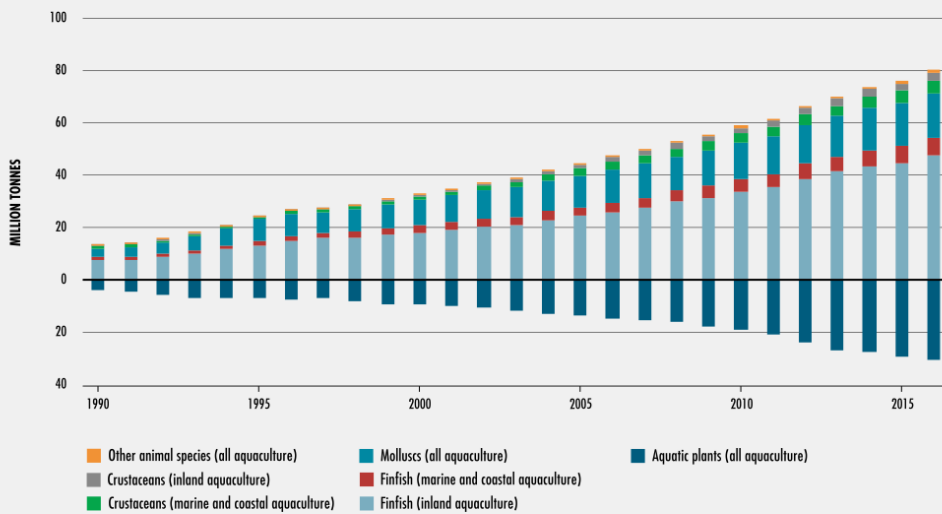


Women-operated aquaculture in Bangladesh. The Blue Revolution has improved the accessibility and availability of farmed fish in some regions, therefore potentially improving [food](#) and nutrient security, especially in low-income nations and rural populations. [\[1\]\[2\]\[7\]](#)

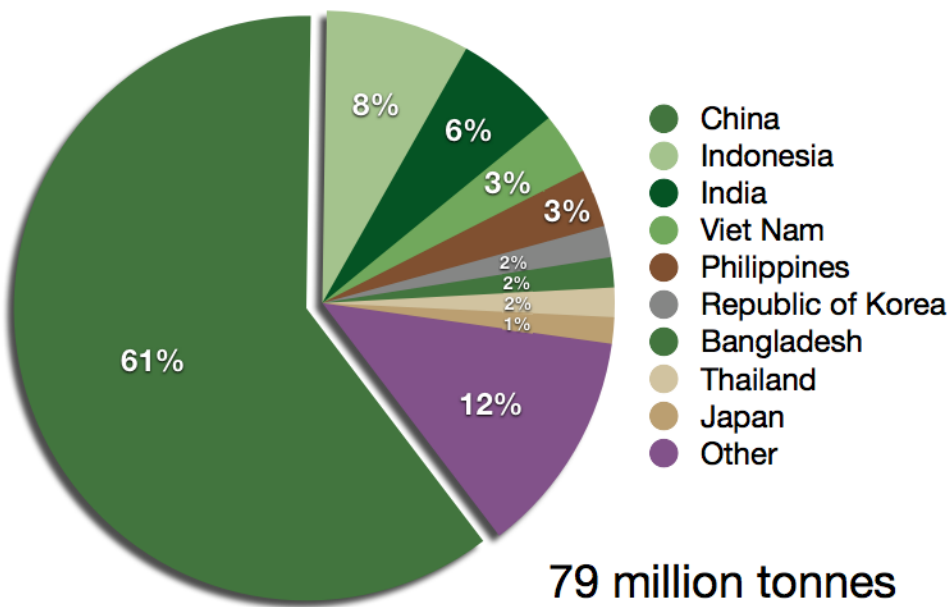




## WORLD AQUACULTURE PRODUCTION OF FOOD FISH AND AQUATIC PLANTS, 1990–2016



2010





*To: Chairperson & Members  
Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii*

*From: Dolphin Excursions Hawaii, Inc.  
Victor Lozano, Owner/ President  
44-101 Kauinohea Pl.  
Kaneohe, Hawaii 96744  
808-551-3044*

*Re: Testimony in opposition for proposed increase in annual rent for Ref; RP 100 & RP 3.  
RP 100 & RP 3 State property which is used at the Waianae Small Boat Harbor for Trailer &  
Boat Storage & Spinner's Cafe, two DBA's operated by Dolphin Excursions Hawaii, Inc. is in  
opposition to the proposed increase in fees as it will negatively impact the community that  
we serve.*

*Waianae is relatively isolation in comparison to other communities of its size, along with  
heightened rates of joblessness, poverty, substance abuse and gun fights.*

*The appraisal commissioned by DOBOR uses Kapolei as the close comparison, even the  
Property Manager "Richard" in the last meeting stated that it's not a good comparison for  
these RP's in Waianae.*

*If the underlying goal is to maintain "best and highest use" of these RPs at the Waianae  
Boat Harbor, I'm here to tell you that the goal is being fulfilled, just ask the Property  
Manager.*

*I am not in opposition to a 3% rate increase at this time but please understand that at one  
point continuing to make annual increases will price us out of the market. The dollars we  
invest to maintain the property should be considered.*

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