

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Boating and Ocean Recreation
Honolulu, Hawaii 96819

September 26, 2025

Chairperson and Members
Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Land Board Members:

SUBJECT: Delegate Authority to the Chairperson to Negotiate, Approve, Execute, Manage, and Extend a Service Contract for Parking Monitoring Service with Secure Parking Hawaii LLC, at the Ala Wai Small Boat Harbor, Kalia, Waikīkī, Honolulu, O‘ahu, Hawai‘i, Identified by Tax Map Keys: (1) 2-6-010 portion of :003, (1) 2-3-037 portion of :012, :024, :027, :033, :035, and :037.

BACKGROUND:

At its August 11, 2023, meeting, under agenda Item J-1¹, the Board of Land and Natural Resources ("Board") approved a 90-day revocable permit ("RP") for Secure Parking Hawaii LLC ("Secure") to manage parking at the Ala Wai Small Boat Harbor ("Ala Wai SBH") and directed Division of Boating and Ocean Recreation ("DOBOR") staff to complete the Request for Interest ("RFI") process for direct vendor negotiations. Because the RFI process took longer than anticipated, staff requested and received Board approval to extend Secure's RP through the end of 2023, allowing time to finalize the parking concession contract.

The RFI was published on August 31, 2023, in the Honolulu Star-Advertiser, and further publicized through a DLNR Communications Office press release and a posting on the DOBOR website. Two vendors—Diamond Parking Services and Secure—submitted qualification questionnaires, and both were found qualified and invited to submit proposals. Following review of the prospective vendors, staff unanimously selected Secure. At its December 7, 2023, meeting, under agenda Item J-7², the Board approved the Direct Issuance of a Parking Concession to Secure.

Concession contract LO-24-009, issued to Secure for vehicle parking management at Ala

¹ The written submittal provided by DOBOR staff in connection with the August 11, 2023 Board meeting's agenda Item J-7 is publicly available via the Board's website, at <https://dlnr.hawaii.gov/wp-content/uploads/2023/08/J-1.pdf>

² The written submittal provided by DOBOR staff in connection with the December 7, 2023 Board meeting's agenda Item J-7 is publicly available via the Board's website, at <https://dlnr.hawaii.gov/wp-content/uploads/2023/12/J-7.pdf>

Wai SBH, was fully executed on December 3, 2024, for a period of three (3) years.

At every Board meeting concerning parking at Ala Wai SBH, harbor and parking users have expressed frustration with towing practices. In response, the Board directed staff to develop a solution that would address community concerns in accordance with applicable laws and rules. To implement this directive, DOBOR and its concessionaire, Secure, have collaborated to propose a License Plate Recognition ("LPR") enforcement system at Ala Wai SBH. This system is designed to distinguish and monitor the harbor's current three (3) parking zones: paid parking, permit parking, and free recreational parking, as shown in **Exhibits A-1 & A-2**.

PUBLIC TRUST ANALYSIS:

Dispositions of ceded lands must be consistent with the public trust. To make such a determination, the Board must consider the following:

1. Presumption in favor of public use;
2. Consideration of practicable alternatives;
3. Clear articulation of the decision.

As the action contemplated here is a service contract, it is not a disposition and is not subject to the public trust analysis mentioned above. However, staff would like to highlight that the primary intent of the proposed service contract here is to ensure equitable public access to the area in question, and staff believe implementation of the service contract will benefit the public's use of the area.

REMARKS:

Staff is requesting that the Board delegate authority to the Chairperson to negotiate, approve, execute, manage, and extend a service contract for parking monitoring services with Secure, specifically Secure's proposed parking monitoring approach using LPR technology and real-time vehicle identification.

DOBOR has received various complaints from harbor and parking users regarding parking practices, with the most common complaint regarding abuse of the six (6)-hour free parking time limit in the recreational user lot. Such abuse limits fair access to the parking area and has been a recurring source of frustration raised at Board meetings. The proposed LPR program directly addresses this issue in the recreational user lot while also providing monitoring and enforcement coverage for all parking areas within Ala Wai SBH, ensuring consistent compliance throughout the harbor.

Under current laws and rules, DOBOR does not have authority to issue citations for parking infractions. While DOBOR rules establish permit zones, paid parking, and time limits, the rules do not provide a fine schedule or enforcement mechanism, such as deputized employees who can issue parking citations.

Division of Conservation and Resource Enforcement ("DOCARE") officers have the authority to issue citations as sworn law enforcement officers, but DOCARE is short-staffed, and DOCARE officers are better utilized addressing natural and cultural resource violations, rather than nuisance violations, such as parking infractions. DOCARE officers' mission and training are focused on conservation, protecting fisheries, wildlife, cultural sites, and ensuring boating safety, making parking enforcement an inefficient use of limited and specialized enforcement personnel and diverting critical personnel away from higher-priority responsibilities.

DOBOR employees cannot issue parking tickets, unlike county police departments or parking officers in lots managed by the Department of Accounting and General Services, leaving the towing of vehicles as the only practical enforcement remedy in DOBOR parking lots. As mentioned previously, DOBOR's towing policy has generated user concerns, which this proposal seeks to address.

Secure's proposed LPR system uses cameras and software operated by Secure, as shown in **Exhibit B-1, B-2, and C**, and can scan over 2,400 license plates per hour. The LPR system will be implemented at the Ala Wai SBH as a pilot program and if successful, can be expanded to Ma'alaea and other small boat harbors. The system is designed to reduce labor costs and human error when enforcing parking restrictions. Secure's LPR system also has the ability to track repeat violators, who may be subject to tow. The system interfaces with existing parking equipment, such as pay stations, permit databases, and scan-to-pay systems to ensure accurate data for vehicle monitoring.

The LPR system can differentiate between users who have paid hourly or who have pre-paid monthly and can be adjusted as needed for different enforcement goals. Vehicles are checked for valid payments, permits, and time-limit violations.

The proposed service contract will encompass all Ala Wai SBH parking stalls, with one patrol vehicle conducting randomized patrols. Cameras mounted on the vehicle will scan license plates, verify compliance with payments, permits, and recreational time-limit restrictions, and flag potential violations. Violations will result in on-site printed warnings and repeat offenders may be subject to towing after an initial warning. Secure will provide quarterly reports to DOBOR detailing warnings and enforcement actions. These reports will include the number of warnings issued, the reasons for the warnings, and the warnings that were issued which resulted in tows. Users can appeal violations online or in writing through Secure's Kaka'ako office.

As part of its existing parking concession contract, Secure will design and install new signage at Ala Wai SBH. These signs will explain the LPR system, ongoing patrols, and parking rules and shall be posted at all entrances as well as throughout the facility.

The proposed agreement for the LPR system includes the following notable terms:

- Duration of one year, with the option to extend the contract.
- Covers the approximately 1,000 parking stalls at Ala Wai SBH and includes 30

hours of patrol coverage per week, equating to roughly 16 random patrols per week, scheduled at random times throughout each day.

- Monthly cost of \$15,316.00 with annual cost increases of 5% each year. This cost includes Secure's staff wages, patrol vehicle use, software and management fees, support services, insurance, capital costs (including signage and system setup), reports, outreach materials, violation handling, and staff uniforms.
- Allows for termination with 60 days' notice.

RECOMMENDATION:

That the Board delegate authority to the Chairperson to negotiate, approve, execute, manage, and extend a service contract for Parking Monitoring Service with Secure Parking Hawaii LLC, at the Ala Wai Small Boat Harbor, Kalia, Waikīkī, Honolulu, O'ahu, Hawai'i, Identified by Tax Map Keys: (1) 2-6-010 portion of :003, (1) 2-3-037 portion of :012, :024, :027, :033, :035, and :037.

Respectfully Submitted,



MEGHAN L. STATTS, Administrator
Division of Boating and Ocean Recreation

APPROVED FOR SUBMITTAL:



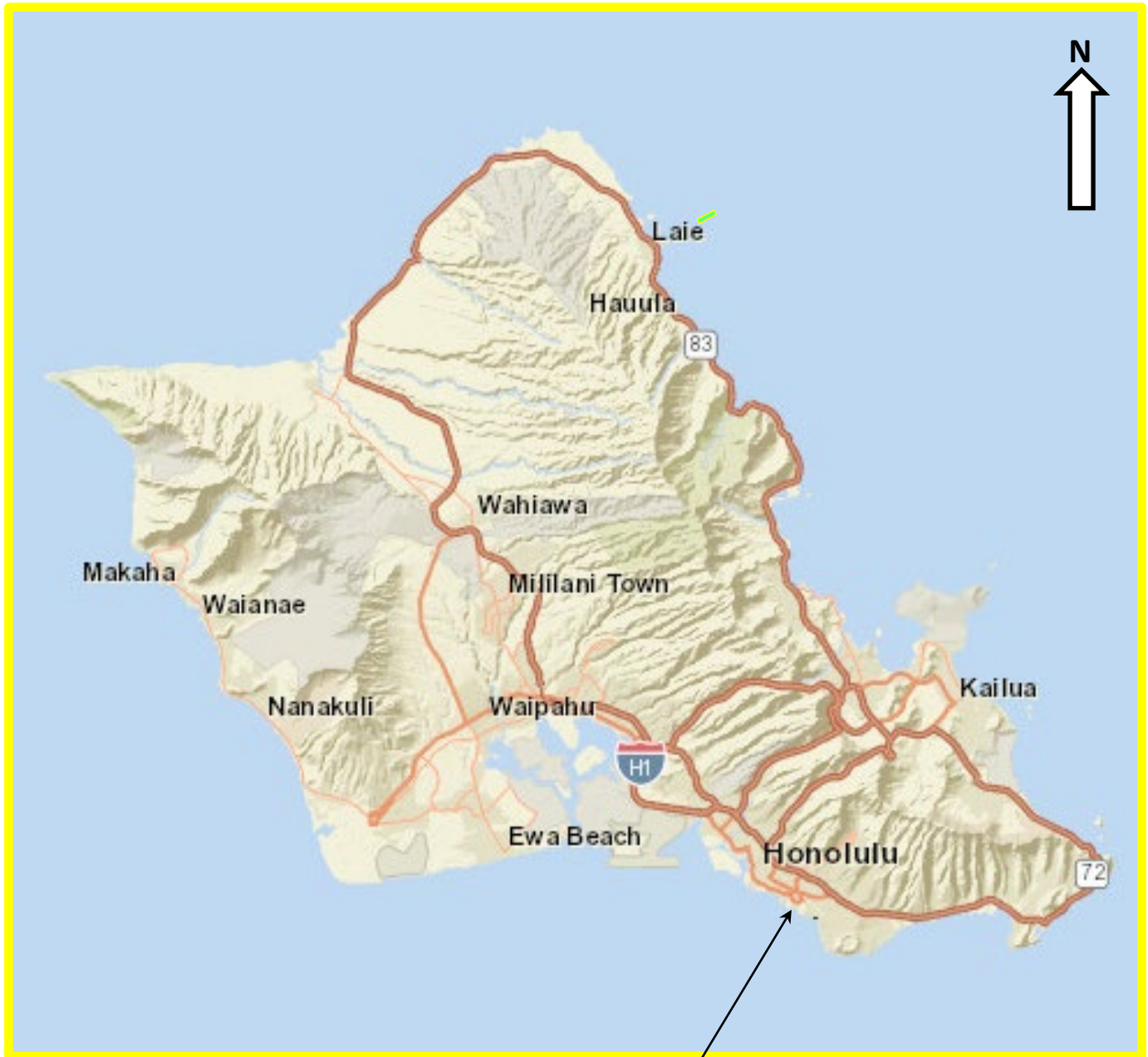
DAWN N.S. CHANG, Chairperson
Board of Land and Natural Resources

Attachments:

- A-1 Location on O'ahu
- A-2 Parking Map for Ala Wai Small Boat Harbor
- B-1 Images of the LPR Vehicle
- B-2 Images of the LPR Vehicle
- C LPR Software Identifying License Plates

Exhibit A-1

Island of Oahu



Ala Wai Small Boat Harbor

Exhibit A-1

Exhibit A-2

Current Parking Map for Ala Wai Small Boat Harbor

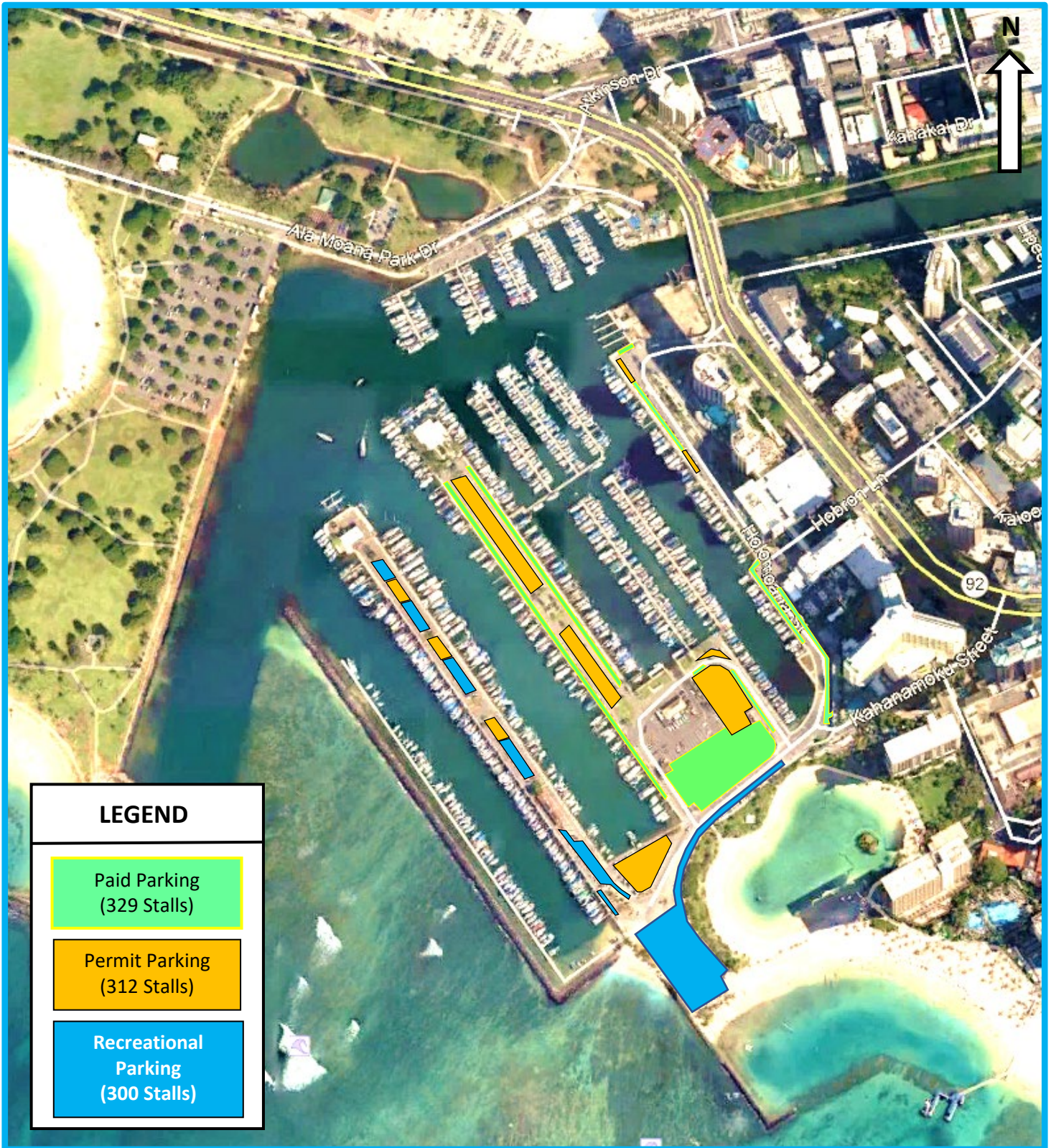


Exhibit A-2

Exhibit B-1

Images of the LPR Vehicle



Exhibit B-2



Camera on top of vehicle
scanning license plate



Screen inside of vehicle
where image is transcribed

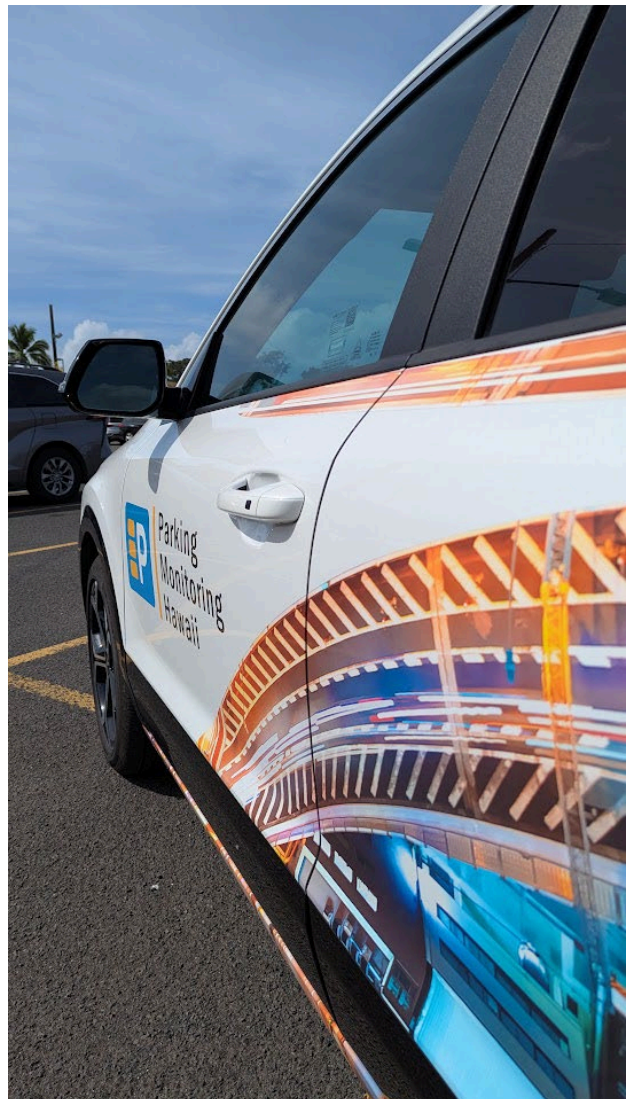


Exhibit C

Image of LPR Vehicle program scanner

