

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:

October 10, 2024

Mr. Edwin H. Sniffen, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

OAHU

Request for Authorization to issue 17 month-to-month Revocable Permits (RPs) to Young Brothers, LLC, for offices, customer service center, clerk stations, guard stations, break areas, maintenance areas, tent areas, reefer pedestals and easements, situated at Piers 39 and 40, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-032:002 (Portion), (1) 1-5-032:026 (Portion), (1) 1-5-032:027 (Portion), (1) 1-5-032:028 (Portion), (1) 1-5-032:030 (Portion), (1) 1-5-032:031 (Portion), (1) 1-5-032:036 (Portion), (1) 1-5-032:042 (Portion) and (1) 1-2-025:011 (Portion), Governor's Executive Order Nos. 1351, 2212, 3457, 3941 and 3947

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, Honolulu, Hawaii 96817.

CHARACTER OF USE:

For offices, customer service center, clerk stations, guard stations, break areas, maintenance areas, tent areas, reefer pedestals and easements.

LOCATION:

Portion of Government lands at Piers 39 and 40, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-032:002 (Portion), (1) 1-5-032:026 (Portion), (1) 1-5-032:027 (Portion), (1) 1-5-032:028 (Portion), (1) 1-5-032:030 (Portion), (1) 1-5-032:031 (Portion), (1) 1-5-032:036 (Portion), (1) 1-5-032:042 (Portion) and (1) 1-2-025:011 (Portion), as shown on enclosed Exhibit A.

ZONING:

| | |
|--|---|
| State Land Use Commission: City and County of Honolulu: | Urban I-3 Waterfront Industrial District IMX-1 Industrial Mixed-Use District I-2 Intensive Industrial District |
|--|---|

AREA: See enclosed Exhibit A

| AREA | DESCRIPTION | TYPE | SQ. FT. | RATE | RENTAL | SECURITY DEPOSIT |
|-------------|--------------------------------|---------------------------------|----------------|-------------|---------------|-------------------------|
| 1 | Nimitz Container Clerk Station | Improved Land - Paved | 200 | \$ 0.99 | \$ 198.00 | \$ 396.00 |
| 2 | Nimitz Guard Station | Improved Land – Paved | 80 | \$ 0.99 | \$ 79.20 | \$ 158.40 |
| 3 | Refrigerated Cargo Clerk | Improved Land – Paved (Covered) | 190 | \$ 1.26 | \$ 239.40 | \$ 478.80 |
| 4 | Reefer Maintenance Area | Improved Land – Paved | 3,900 | \$ 0.99 | \$ 3,861.00 | \$ 7,722.00 |
| 5 | LCL Tent Station | Improved Land- Paved | 160 | \$ 0.99 | \$ 158.40 | \$ 316.80 |
| 6 | Operations Office and Tent | Improved Land – Paved | 2,310 | \$ 0.99 | \$ 2,286.90 | \$ 4,573.80 |

| | | | | | | |
|----|---|-----------------------|--------|---------|-------------|--------------|
| 7 | Refrigerated Cargo Office | Improved Land – Paved | 532 | \$0.99 | \$ 526.68 | \$ 1,053.36 |
| 8 | Reefer Pedestals | Improved Land – Paved | 864 | \$ 0.99 | \$ 855.36 | \$ 1,710.72 |
| | Easements | Improved Land – Paved | 597 | \$ 0.50 | \$ 298.50 | \$ 597.00 |
| 9 | Break Station | Improved Land – Paved | 1,334 | \$ 0.99 | \$ 1,320.66 | \$ 2,641.32 |
| 10 | Reefer Pedestal | Improved Land – Paved | 255 | \$ 0.99 | \$ 252.45 | \$ 504.90 |
| 11 | Customer Service Center | Improved Land – Paved | 3,075 | \$ 0.99 | \$ 3,044.25 | \$ 6,088.50 |
| 12 | Libby Clerk Station | Improved Land – Paved | 200 | \$ 0.99 | \$ 198.00 | \$ 396.00 |
| 13 | Libby Guard Station | Improved Land – Paved | 16 | \$ 0.99 | \$ 15.84 | \$ 31.68 |
| 14 | Maintenance Triangle | Improved Land – Paved | 10,780 | \$ 0.99 | \$10,672.20 | \$ 21,344.40 |
| 15 | Mix/Autos/ROROs Modular Office and Tent | Improved Land – Paved | 880 | \$ 0.99 | \$ 871.20 | \$ 1,742.40 |
| 16 | Nimitz Guard Station Tent | Improved Land – Paved | 160 | \$ 0.99 | \$ 158.40 | \$ 316.80 |

| | | | | | | |
|----|--------------------------|-----------------------|-------|---------|-------------|-------------|
| 17 | Nimitz Container Storage | Improved Land – Paved | 2,765 | \$ 0.99 | \$ 2,737.35 | \$ 5,474.70 |
|----|--------------------------|-----------------------|-------|---------|-------------|-------------|

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, Hawaii.

LAND TITLE STATUS:

Governor’s Executive Order Nos. 1351, 2212, 3457, 3941 and 3947 for Harbor Purposes, in addition to Honolulu Harbor for maritime, marine and associated purposes, pier facilities and for storage, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Acquired after August 1959.

CURRENT USE STATUS:

The Applicant currently occupies portions of Piers 39 and 40 of Honolulu Harbor, island of Oahu, for offices, customer service center, clerk stations, guard stations, break areas, maintenance areas, tent areas, reefer pedestals and easements. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

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."

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 8 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 the issuance of 17 month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures

Area 1 – Nimitz Container Clerk Station



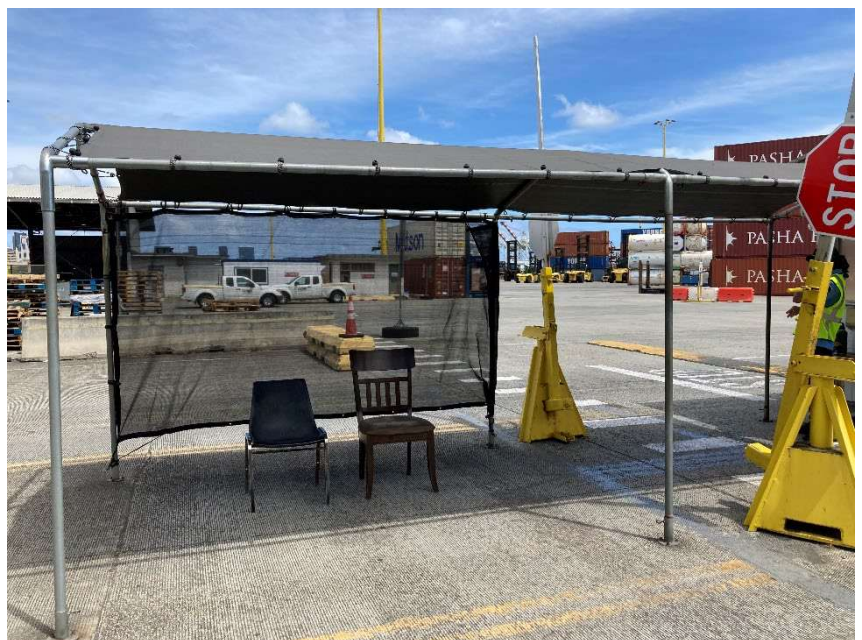
| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|--------------------------------|-----------------------|------------|-----|---------|
| 1 | Nimitz Container Clerk Station | Improved Land - Paved | 8' | 25' | 200 |



Area – Nimitz Guard Station



| AREA | DESCRIPTION | TYPE | DIMENSION | | SQ. FT. |
|------|---------------------------|-----------------------|-----------|-----|---------|
| 2 | Nimitz Guard Station | Improved Land - Paved | 8' | 10' | 80 |
| 16 | Nimitz Guard Station Tent | Improved Land - Paved | 8' | 20' | 160 |



Area – Refrigerated Cargo Clerk



Area 3 – 190 square feet of covered, paved, improved land.

| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|--------------------------|---------------------------------|------------------------|---------|
| 3 | Refrigerated Cargo Clerk | Improved Land - Paved (covered) | (8' x 23') + (3' x 2') | 190 |



Area – Reefer Maintenance Area



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|-------------------------|-----------------------|------------|-----|---------|
| 4 | Reefer Maintenance Area | Improved Land - Paved | 65' | 60' | 3900 |



Area – LCL Tent Station



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|-------------|-----------------------|------------|-----|---------|
| 5 | LCL Tent | Improved Land - Paved | 8' | 20' | 160 |



Area – Operations Office



| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|----------------------------|-----------------------|---|---------|
| 6 | Operations office and tent | Improved Land - Paved | $(56 \times 24) + (8.5 \times 43) + (20 \times 30)$ | 2310 |



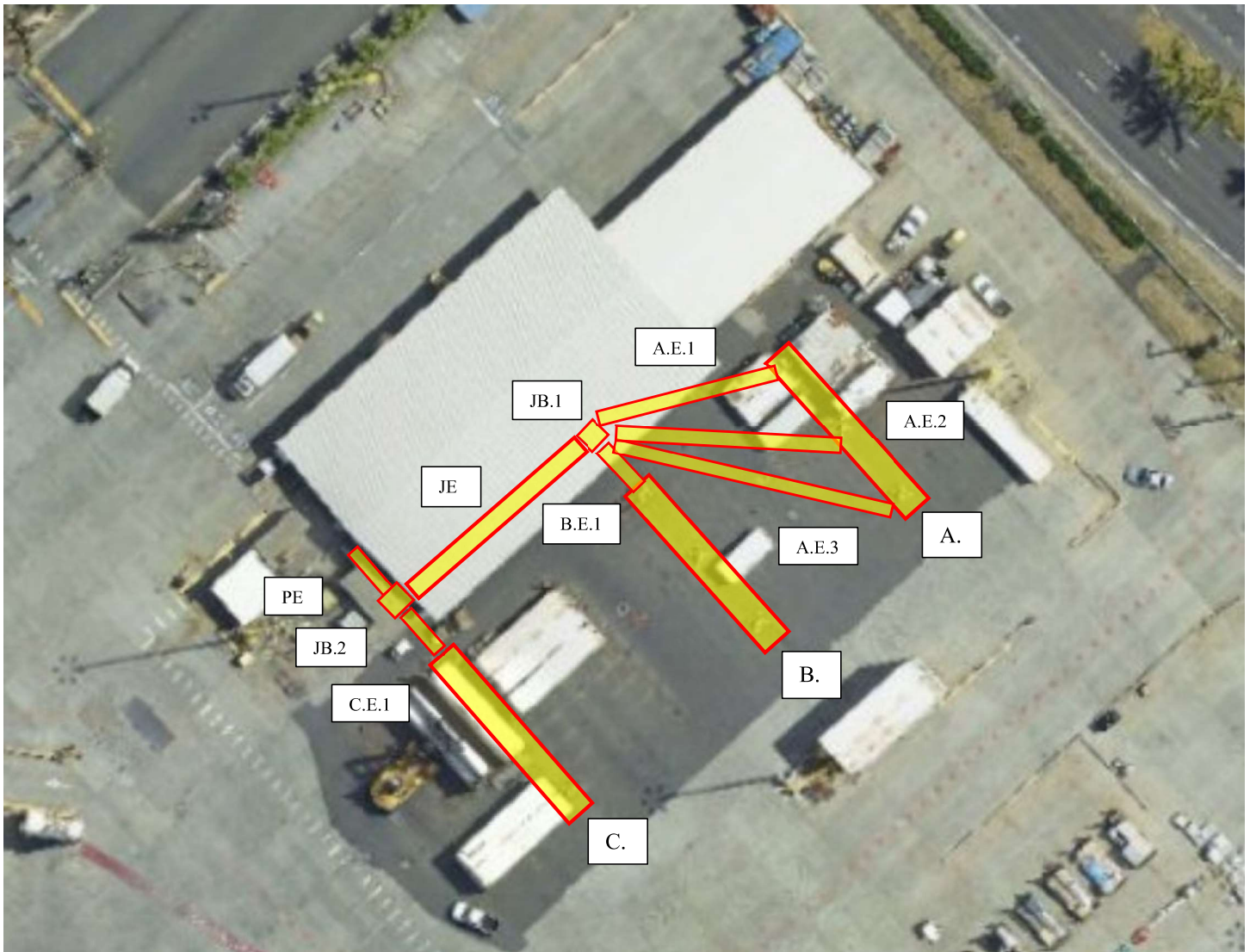
Area – Refrigerated Cargo Office



| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|---------------------------|-----------------------|---------------------------|---------|
| 7 | Refrigerated Cargo Office | Improved Land - Paved | (20x8) + (18x18) + (4x12) | 532 |



Area – Reefer Pedestals and Easement



| Item # | Description | Measurements | Easement | Exclusive | Rate | Amount |
|--------|----------------------|--------------|----------|-----------|--------|------------|
| A | Refer Plug Pedestals | 4.5'x64' | | 288 | \$0.99 | \$285.12 |
| A.E.1 | Refer Plug Easement | 1.5'x66' | 99 | | \$0.50 | \$49.50 |
| A.E.2 | Refer Plug Easement | 1.5'x76' | 114 | | \$0.50 | \$57.00 |
| A.E.3 | Refer Plug Easement | 1.5'x100' | 150 | | \$0.50 | \$75.00 |
| JB1 | Junction Box | 3'x5' | 15 | | \$0.50 | \$7.50 |
| B | Refer Plug Pedestals | 4.5'x64' | | 288 | \$0.99 | \$285.12 |
| B.E.1 | Refer Plug Easement | 1.5'x18' | 27 | | \$0.50 | \$13.50 |
| JE | Easement | 1.5'x80' | 120 | | \$0.50 | \$60.00 |
| JB2 | Junction Box | 3'x5' | 15 | | \$0.50 | \$7.50 |
| PE | Easement | 1.5'x20' | 30 | | \$0.50 | \$15.00 |
| C.E.1 | Easement | 1.5'x18' | 27 | | \$0.50 | \$13.50 |
| C | Refer Plug Easement | 4.5'x64' | | 288 | \$0.99 | \$285.12 |
| | Total Area | | 597 sf | 864 sf | | \$1,153.86 |

Area – Break Station



| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|---------------|-----------------------|---------------------------------|---------|
| 9 | Break Station | Improved Land - Paved | (30'x21') + (8'x44') + (8'x44') | 1334 |



Area – Reefer Pedestal



| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|-----------------|-----------------------|------------------------------------|---------|
| 10 | Reefer Pedestal | Improved Land - Paved | (14'x15') + (20'x1.5') + (2.5'x6') | 255 |



Area – Customer Service Center



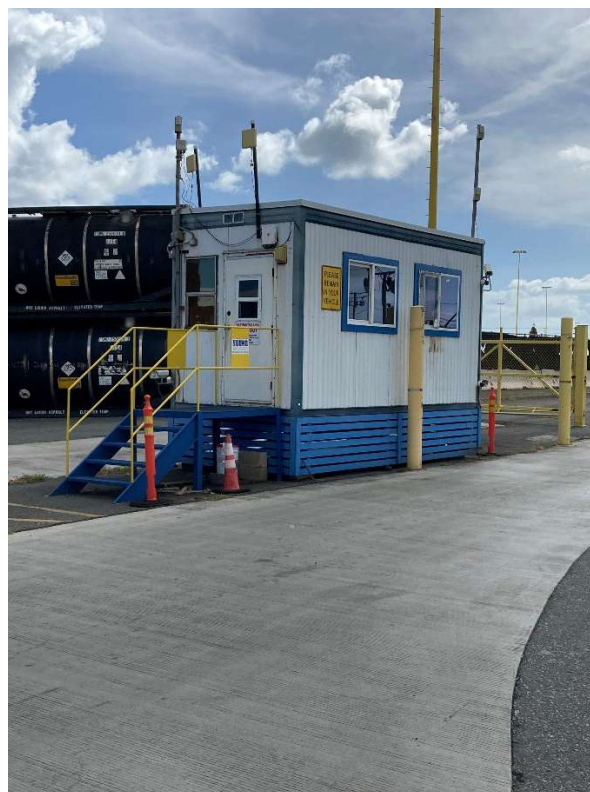
| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|-------------------------|-----------------------|------------|-----|---------|
| 11 | Customer Service Center | Improved Land - Paved | 75' | 41' | 3,075 |



Area – Libby Clerk Station



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|---------------------|-----------------------|------------|-----|---------|
| 12 | Libby Clerk Station | Improved Land - Paved | 8' | 25' | 200 |



Area – Libby Guard Station



| AREA | DESCRIPTION | TYPE | DIMENSIONS | | SQ. FT. |
|------|---------------------|-----------------------|------------|----|---------|
| 13 | Libby Guard Station | Improved Land - Paved | 4' | 4' | 16 |



Area – Maintenance Triangle



| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|----------------------|-----------------------|------------|---------|
| 14 | Maintenance Triangle | Improved Land - Paved | | 10,780 |

Area – Mix/Autos/ROROs Modular Office and Tent



Area – 220 square feet of paved, improved land.

| AREA | DESCRIPTION | TYPE | DIMENSIONS | SQ. FT. |
|------|--|-----------------------|-----------------------|---------|
| 15 | Mix/Auto/ROROs Modular Office and tent | Improved Land - Paved | (20'x20') + (20'x24') | 220 |

