



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

November 6, 2025

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

OAHU

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Healy Tibbitts Builders, Inc., for a storage yard, situated at Pier 9, Kalaeloa Barbers Point Harbor (KBPH), island of Oahu, Tax Map Key (TMK) Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:037 (Portion), Governor's Executive Order (GEO) No. 3383.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

Healy Tibbitts Builders, Inc. (Applicant), is a foreign profit corporation whose mailing address is 1550 Mike Fahey Street, Omaha, Nebraska, 68102.

CHARACTER OF USE:

For a storage yard.

LOCATION:

Portion of Government lands at Pier 9, KBPH, island of Oahu, TMK Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:037 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
County and County of Honolulu:

Urban
I-2, Intensive Industrial District
I-3, Waterfront Industrial District
P-2, General Preservation District

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AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Storage Yard	Unimproved Land - Unpaved	102,425	\$ 0.23	\$ 23,557.75	\$ 47,115.50

CONSIDERATION, RP:

Month-to-month rent determined by appraisal as of January 1, 2025, for RPs in KBPH, island of Oahu.

LAND TITLE STATUS:

GEO No. 3383 for piers and shoreside facilities purposes, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Public Land Trust Information System lists status as multiple.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 9 at KBPH, for a storage yard. The HDOT is in the process of 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

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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. B1. "Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations."
- 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, RPs or easements involving negligible or minor expansion or change of use beyond that previously existing."

REMARKS:

The Applicant has been a leader in marine construction, pile-driving, and deep-shoring systems in Hawaii since 1963. The Applicant specializes in the construction of piers, wharves, and offshore structures, as well as the installation of submarine pipelines and cables. Additional areas of expertise include dredging operations, marine heavy lifts, bulk stevedoring, and transportation services.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP 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

Enclosure

Area 1 – Storage Yard



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
1	Storage Yard	Unimproved Land - Unpaved		102,425

