

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

**STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I  
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU  
AIRPORTS  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880**

IN REPLY REFER TO:

**AIR-PM 26.0153**

March 27, 2026

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A RIGHT-OF-ENTRY AGREEMENT  
MID PACIFIC STEEL, INC.  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-004: PORTION OF 011, -012, -013, AND -014

OAHU

APPLICANT/LESSEE:

Mid Pacific Steel, Inc. (MPS), whose mailing address is P.O. Box 30427,  
Honolulu, Hawaii 96820.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 261-7 and 171, as amended.

LOCATION AND TAX MAP KEY:

2909, 2919, 2929 and 2939 Ualena Street, under the jurisdiction of the Daniel K. Inouye  
International Airport (Airport), Island of Oahu, State of Hawaii, identified by  
Tax Map Key: 1st Division, 1-1-004: Portion of 011, -012, -013, and -014.

AREAS:

Improved Land

Area/Space No. 005-118, containing an area of approximately 16,705 square feet,  
Area/Space No. 005-119, containing an area of approximately 16,783 square feet,  
Area/Space No. 005-120, containing an area of approximately 19,273 square feet, and  
Area/Space No. 005-121, containing an area of approximately 6,419 square feet, as shown  
and delineated on the attached map labeled Exhibit A.

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MID PACIFIC STEEL, INC.

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Building

Building/Room No. 198-101, containing an area of approximately 2,374 square feet,  
Building/Room No. 198-102, containing an area of approximately 798 square feet,  
Building/Room No. 198-103, containing an area of approximately 4,680 square feet, and  
Building/Room No. 198-104, containing an area of approximately 4,784 square feet, as  
shown and delineated on the attached map labeled Exhibit A.

Easement (EAS)

EAS 118, containing an area of approximately 5,295 square feet,  
EAS 119, containing an area of approximately 3,217 square feet,  
EAS 120, containing an area of approximately 2,727 square feet, and  
EAS 121, containing an area of approximately 2,536 square feet, as shown and delineated on  
the attached map labeled Exhibit A.

ZONING:

State Land Use District: Urban  
City and County of Honolulu: Industrial (I-2)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a  
portion of the Airport under the control and management of the State of Hawaii Department  
of Transportation (HDOT), for Airport purposes.

CHARACTER OF USE:

MPS will use the spaces at 2909, 2919, 2929, and 2939 Ualena Street as it relocates its  
fabricated structural metal distribution business from 3169 Ualena Street.

COMMENCEMENT DATE:

Upon execution of the document.

MONTHLY RENTAL:

No Charge.

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DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>    </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>    </u>
Good standing confirmed:	YES <u>X</u>	NO <u>    </u>

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The HDOT has determined that the subject land areas are covered by the Honolulu International Airport Ualena Street Industrial Lots of Acquisition and Chevron Property Acquisition Environmental Assessment (EA) dated October 1990. The EA is published by the Office of Environmental Quality Control (OEQC) in the November 8, 1990, issue of the Environmental Notice. Accordingly, the actions have been determined to have little or no impact upon the environment.

REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the HDOT proposes to issue a Right-of-Entry Agreement to MPS as they relocate to their new premises at 2909, 2919, 2929, and 2939 Ualena Street.

MPS was issued State Lease No. DOT-A-13-0026 for premises located at 3169 Ualena Street, for the operation and maintenance of a metal and steel distribution business. State Lease No. DOT-A-13-0026 is set to expire on January 31, 2027. HDOT is proceeding with its Diamond Head Extension Development Project (Project), that encompasses the MPS premises. Due to the Project, HDOT and MPS have mutually agreed to early termination of State Lease No. DOT-A-13-0026, and will relocate to 2909, 2919, 2929, and 2939 Ualena Street. To expedite the relocation, the HDOT is authorizing MPS access to the property by this Right-of-Entry.

RECOMMENDATION:

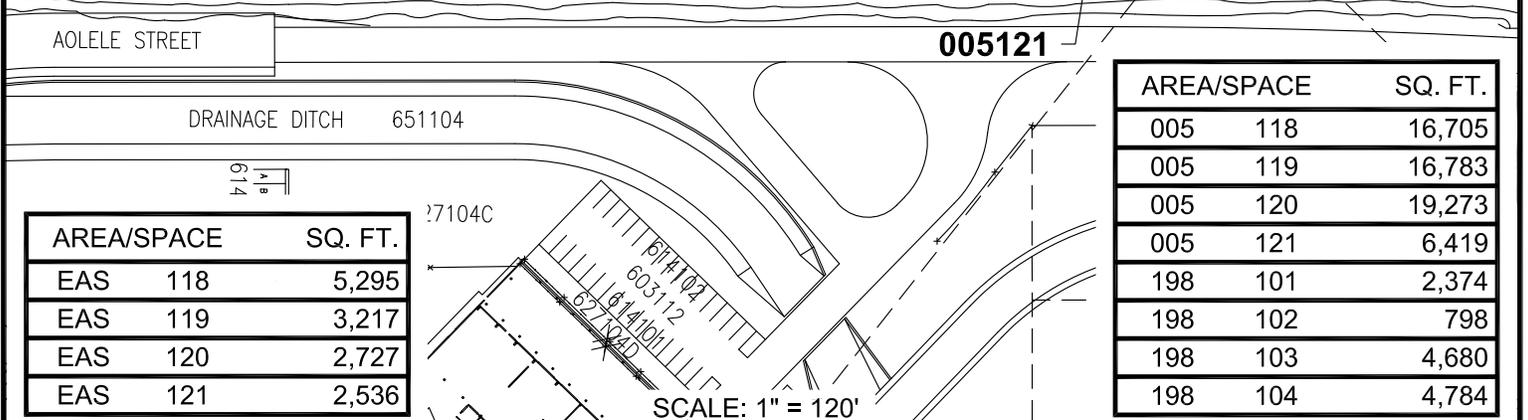
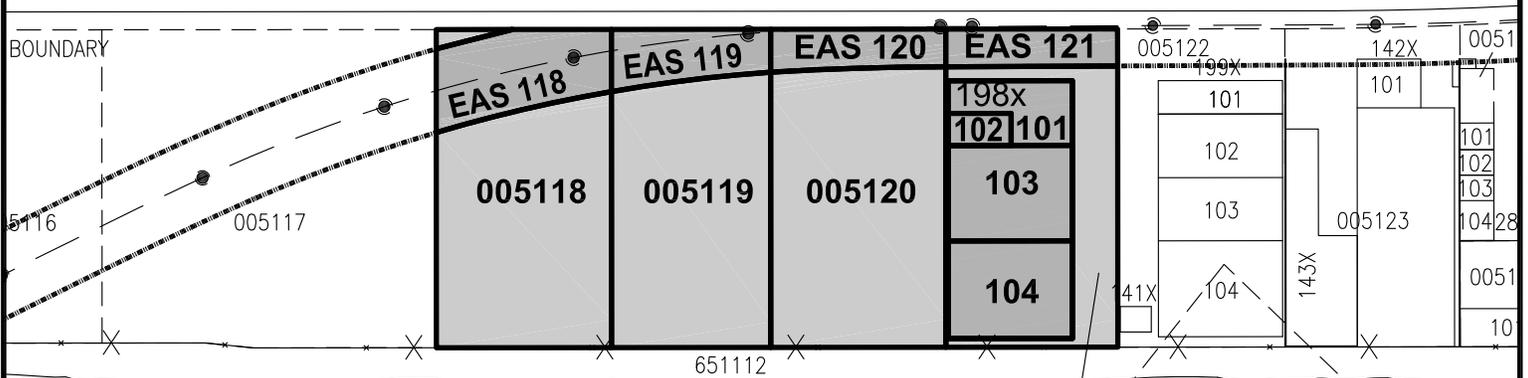
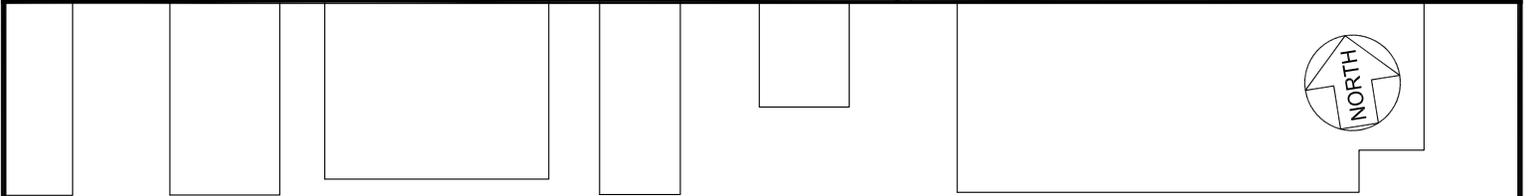
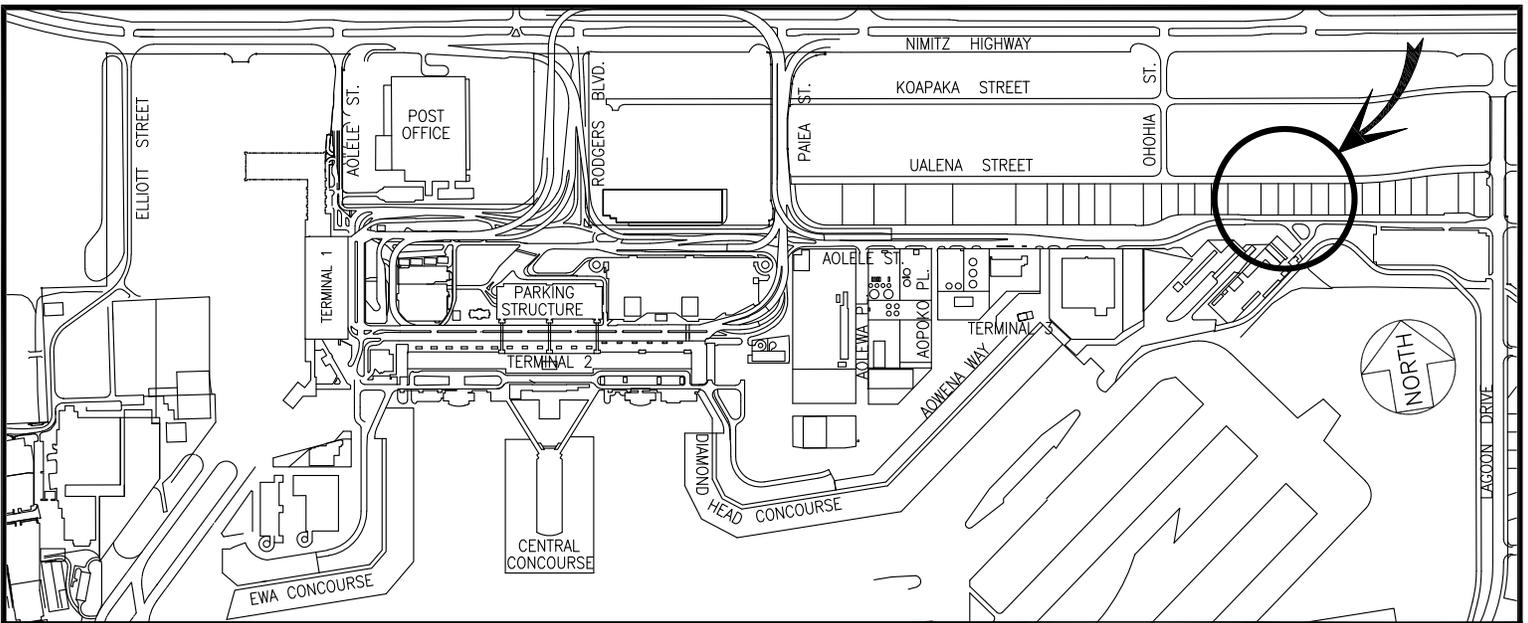
Based on this submittal, and testimony and facts presented, HDOT recommends the Director of Transportation, finds that approving the issuance of a Right-of-Entry Agreement to MPS, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO  
Deputy Director of Transportation for Airports

Attachment



AREA/SPACE	SQ. FT.
EAS 118	5,295
EAS 119	3,217
EAS 120	2,727
EAS 121	2,536

AREA/SPACE	SQ. FT.
005 118	16,705
005 119	16,783
005 120	19,273
005 121	6,419
198 101	2,374
198 102	798
198 103	4,680
198 104	4,784

SCALE: 1" = 120'

RP-9787 RIGHT-OF-ENTRY AGREEMENT      DATE : JANUARY 2025      EXHIBIT: **A**

 <p><b>AIRPORTS</b></p>	<p><b>MID PACIFIC STEEL, INC.</b></p>	<p>2939 - 2909 <b>UALENA STREET</b></p>	<p>005118 - 005121 198101-104</p>
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**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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