

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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

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

IN REPLY REFER TO:

March 27, 2026

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

OAHU

Request to Amend Prior Land Matters Submittal (January 8, 2026, Item D-1) for authorization to issue three month-to-month Revocable Permits (RPs) to McCabe, Hamilton & Renny Company, Limited (Applicant), for the purpose of operating a maintenance shop and container office situated at Pier 5A, Kalaeloa Barbers Point Harbor, island of Oahu, Tax Map Key Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:062 (Portion), Governor's Executive Order No. 3383.

The purpose of the amendment is to include an additional 2,400 square feet of improved land-paved currently occupied by the Applicant for Area 3 – Container Office and Work Area, unaccounted for in the prior Land Matters Submittal (January 8, 2026, Item D-1).

BACKGROUND:

The prior Land Matters Submittal (January 8, 2026, Item D-1) authorized the issuance of three month-to-month RPs to the Applicant for the purpose of operating a maintenance shop and container office. The square footage of Area 3 – Container Office and Work Area did not account for the Applicant's June 28, 2023, request for the addition of 2,400 square feet of improved paved-land to RP No. OK-5-23-18-RP, made effective July 1, 2023. This amendment seeks to address the unaccounted-for area by modifying the RP to incorporate the additional square footage. As amended, the proposed RP will encompass the 6,000 square feet currently occupied by the Applicant for Area 3 – Container Office and Work Area.

All other terms and conditions of the January 8, 2026, Land Matters Submittal shall remain unchanged, including, but not limited to, rental determination by independent appraisal, the environmental exemption pursuant to Hawaii Administrative Rules, Subchapter 11-200.1, and compliance with Hawaii Revised Statutes, Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

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RECOMMENDATION:

Based on this amendment submittal, testimony and facts presented, the Hawaii Department of Transportation recommends authorizing the inclusion of additional space for the RP 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 interests of the State.

Sincerely,

A handwritten signature in black ink, reading "Dreanalee Kalili". The signature is written in a cursive, flowing style.

DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
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IN REPLY REFER TO:

January 8, 2026

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

OAHU

Request for authorization to issue three month-to-month Revocable Permits (RP) to McCabe, Hamilton & Renny Company, Limited, for the purpose of operating a maintenance shop and container office, situated at Pier 5A, Kalaeloa Barbers Point Harbor (KBPH), island of Oahu, Tax Map Key (TMK) Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:062 (Portion), Governor's Executive Order (GEO) No. 3383.

LEGAL REFERENCE:

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

APPLICANT:

McCabe, Hamilton & Renny Company, Limited (Applicant), is a domestic profit corporation, whose mailing address is P.O. Box 210, Honolulu, Hawaii 96810.

CHARACTER OF USE:

The Applicant's proposed use of the RP space is for the operation of a maintenance shop and container office.

LOCATION:

Portion of Government lands at Pier 5A, KBPH, island of Oahu, TMK Nos. (1) 9-1-014:024 (Portion) and (1) 9-1-014:062 (Portion), GEO No. 3383, as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
City and County of Honolulu:

Urban
A-2, Medium-density Apartment District
B-2, Community Business District

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

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Maintenance Shop	Industrial Warehouse	2,000	\$1.39	\$2,780.00	\$5,560.00
2	Office Trailer	Improved Land - Paved	750	\$0.57	\$427.50	\$855.00
3	Container Office and Work Area	Improved Land - Paved	3,600	\$0.57	\$2,052.00	\$4,104.00
TOTAL					\$5,259.50	\$10,519.00

CONSIDERATION, RP:

Month-to-month rent at five thousand two hundred fifty-nine dollars and fifty cents (\$5,259.50) determined by appraisal as of January 1, 2024, for RPs in KBPH. Security Deposit shall be ten thousand five hundred nineteen dollars (\$10,519.00).

LAND TITLE STATUS:

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

TRUST LAND STATUS:

Public Land Trust Information System lists status for TMK No. (1) 9-1-014:024 (Portion) as multiple, and (1) 9-1-014:062 (Portion) as unknown.

CURRENT USE STATUS:

The area is currently occupied by the Applicant.

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.”

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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. B1. "Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations."

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 was established in 1900 to provide stevedoring and terminal services to Hawaii's maritime shipping community.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of three 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

Enclosure



AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	MONTHLY RENTAL	SECURITY DEPOSIT
1	Maintenance Shop	Industrial Warehouse	2,000	\$1.39	\$2,780.00	\$5,560.00
2	Office Trailer	Improved Land - Paved	750	\$0.57	\$427.50	\$855.00
3	Container Office and Work Area	Improved Land - Paved	6,000	\$0.57	\$3,420.00	\$6,840.00
TOTAL					\$6,627.50	\$13,255.00

McCabe, Hamilton & Renny Company, Limited
Pier 5A, Kalaeloa Barbers Point Harbor

EXHIBIT A



AREA	DESCRIPTION	TYPE	SQ. FT.
1	Maintenance Shop	Industrial Warehouse	2,000
2	Office Trailer	Improved Land-Paved	750
3	Container Office and Work Area	Improved Land-Paved	3,600