

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT
GUARDIAN FLIGHT, INC.
KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 03

HAWAII

LEGAL REFERENCE:

Sections 171-11 and 171-55, Hawaii Revised Statutes

APPLICANT:

Guardian Flight, Inc. (GFI) whose business address is 10888 South 300 West, South Jordan, Utah

LOCATION AND TAX MAP KEY:

Portion of Kona International Airport @ Keahole (KOA), Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd division, 7-3-43: Portion of 03

AREA:

Area/Space No. 006-122, containing an area of approximately 53,743 square feet of improved, unpaved land as shown on the attached map labeled Exhibit "A"

ZONING:

State Land Use District:
County of Hawaii:

Urban & Conservation
Industrial (MG-1a) and Open

ITEM M-5

BLNR – ISSUANCE OF A REVOCABLE PERMIT
TO GUARDIAN FLIGHT, INC.

Page 2

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act - Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES _____ NO X

CURRENT USE STATUS:

Airport and aeronautical purposes

CHARACTER OF USE:

Temporary storage of office trailers

COMMENCEMENT DATE:

Upon complete execution of the revocable permit

MONTHLY RENTAL:

\$3,493.30

SECURITY DEPOSIT:

\$10,479.90

HOLDOVER TENANCY:

\$116.44

DCCA VERIFICATION:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls

BLNR – ISSUANCE OF A REVOCABLE PERMIT
TO GUARDIAN FLIGHT, INC.

Page 3

within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation, dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

REMARKS:

On January 10, 2014, under Item No. M-2, the State Land Board granted GFI a direct thirty (30)-year lease to develop, construct, operate, maintain and repair a hangar and related facilities on this premises. The lease remains in the process of execution by GFI. GFI realizes the complete execution of the lease takes time and seeks occupancy of the premises to perform preliminary work prior to receiving a completely executed lease. The DOT has no objections to GFI's request and therefore, in accordance with Sections 171-11 and 171-55, HRS, relating to Public Purposes and Permits respectively, the DOT proposes to issue a month-to-month revocable permit to GFI, Area/Space No. 006-122 for the storage of its office trailers at KOA to accommodate GFI's occupancy of the premises.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to GFI, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

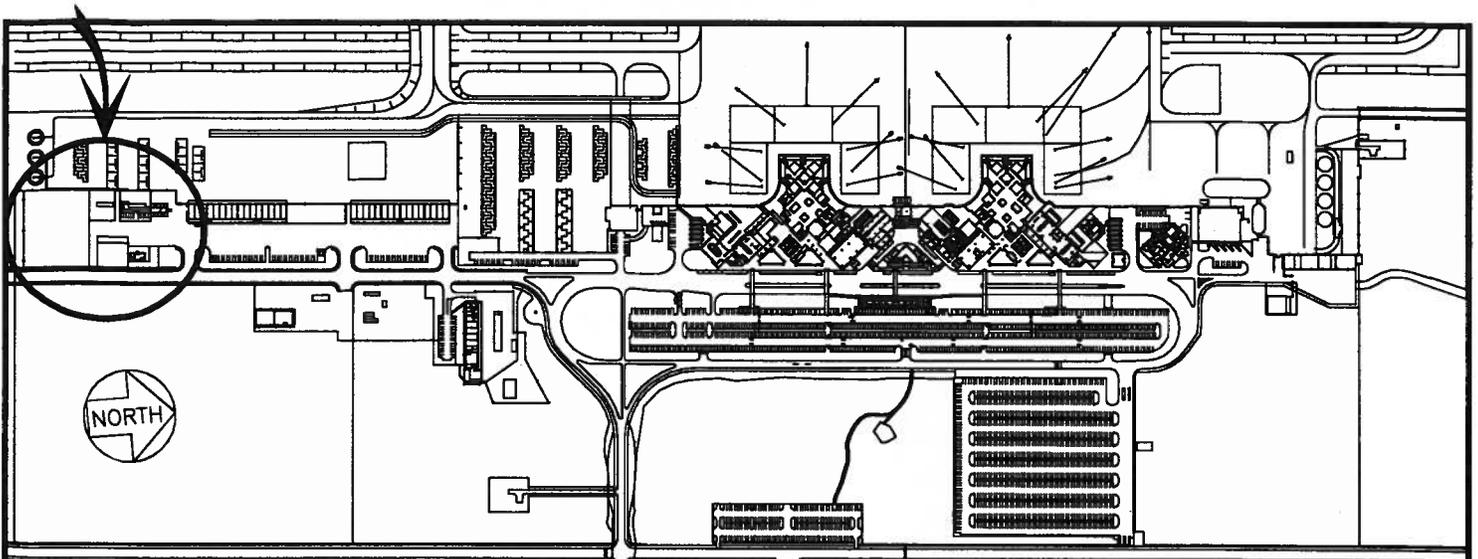


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

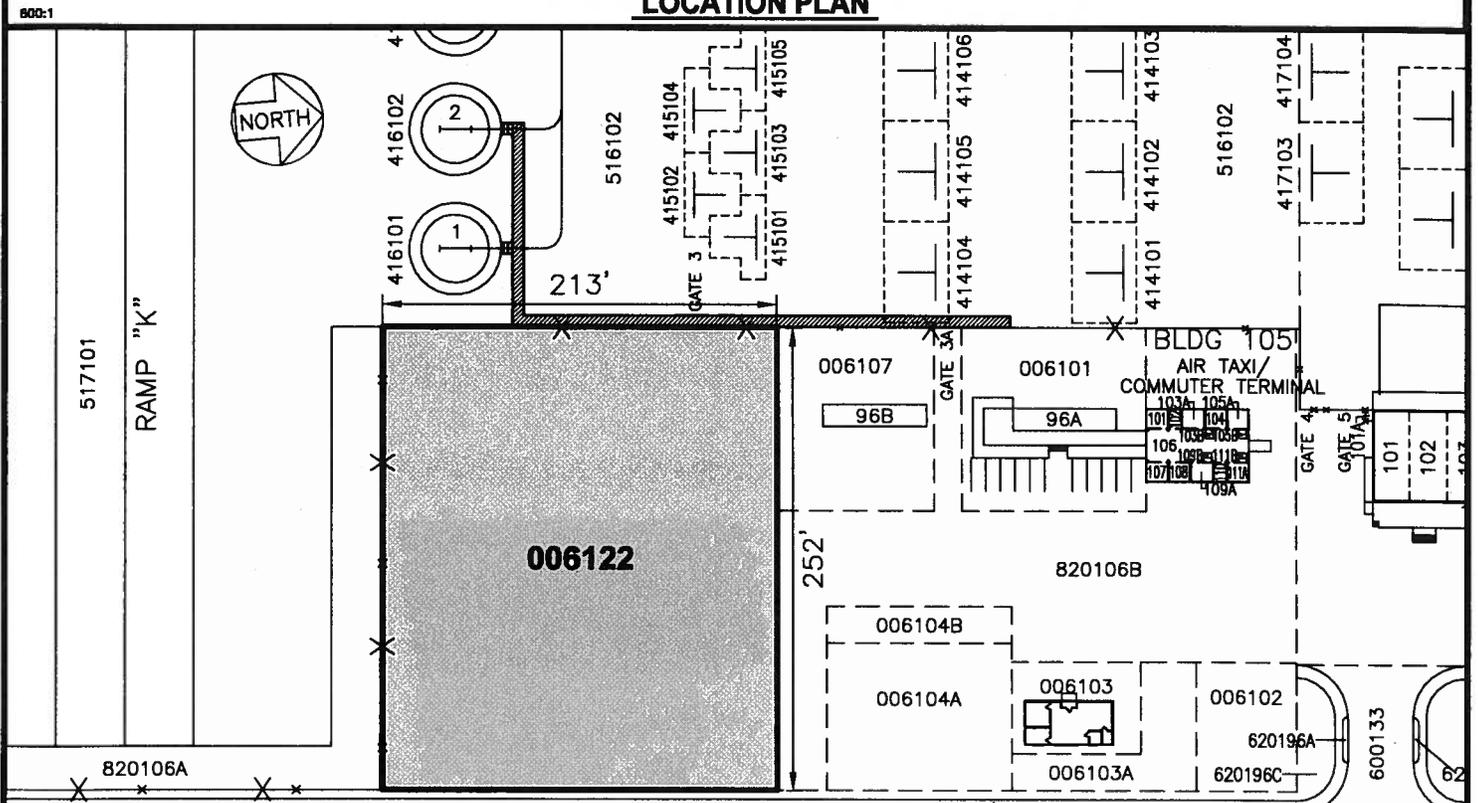
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN



006122

AREA/SPACE	SQ. FT.
006 122	53,743

SCALE: 1" = 100'

RP-8140

DATE : NOVEMBER 2013

EXHIBIT: **A**



GUARDIAN FLIGHT, INC.

LOT

006122
PLATS B1, 39

KONA INTERNATIONAL AIRPORT AT KEAHOLE

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

January 10, 2014

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

IN REPLY REFER TO:

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

ISSUANCE OF A DIRECT HANGAR & FACILITIES LEASE
GUARDIAN FLIGHT, INC.
KONA INTERNATIONAL AIRPORT AT KEAHOLE
TMK: (3) 7-3-43: PORTION OF 003

HAWAII

REQUEST:

Issuance of a direct lease to Guardian Flight, Inc. to develop, construct, operate, maintain and repair a hangar and related facilities at Kona International Airport at Keahole (KOA)

LEGAL REFERENCE:

Section 171-59(b), Hawaii Revised Statutes, as amended

APPLICANT:

Guardian Flight, Inc. (GFI), an Alaska corporation

LOCATION AND TAX MAP KEY:

Portion of Kona International Airport at Keahole, Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

PREMISES:

EXHIBIT B

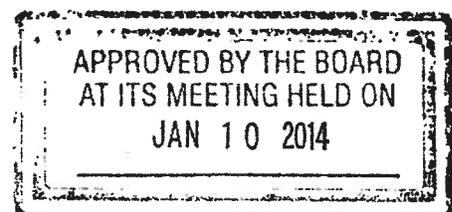
Land Area: Space No. 006-122, containing an area of approximately 53,743 square feet

TERM OF LEASE:

Thirty (30) years

LEASE COMMENCEMENT DATE:

To be determined by the Director of Transportation



ITEM M-2

ANNUAL RENTALS AND RENTAL REOPENINGS:

Due to the substantial improvements to be placed on the Premises by the Applicant in the amount of approximately \$1,600,000.00, the annual lease rental for the first year is waived pursuant to Sec. 171-6 Powers, Hawaii Revised Statutes

\$27,946.36 for years 2 through 5
\$32,138.28 for years 6 through 10
\$36,959.04 for years 11 through 15

Rental Reopening: Fair Market Rent determined by Independent Appraisal (FMR) for years 16 through 20
Fair Market Rent from year 15 of the lease term plus 115%, for years 21 through 25
Rental Reopening: Fair Market Rent for years 26 through 30

PERFORMANCE BOND:

Sum equal to the annual land rental then in effect

ZONING:

State Land Use District: Urban and Conservation
County of Hawaii: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a), Hawaii Admission Act Ceded
DHHL 30% entitlement lands Yes _____ No X

CURRENT USE STATUS:

Airport and aeronautical purposes

CHARACTER OF USE:

Development, construction, operation, maintenance and repair of a hangar and related facilities to support an air ambulance and air medical transportation service and operation

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site
Improvements: The requested land area is vacant

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

This project will have no significant impact as stated in the Final Environmental Assessment/Finding of No Significant Impact for the Airfield, Terminal and Facility

Improvements for KOA as prepared for the State of Hawaii, Department of Transportation, Airports Division by Wilson Okamoto Corporation, Engineers and Planners under WOC Job No. 8027-01 for State Project No. AH2011-05, and dated March 2013.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Registered business name confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Good standing confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

REMARKS:

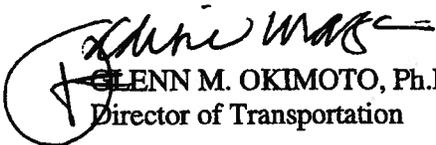
In accordance with Subsection 171-59(b), HRS, as amended, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation (DOT) proposes to issue a direct lease to GFI, for the development, construction, operation, maintenance and repair of a hangar and related facilities lease at KOA. The DOT has determined that the issuance of this direct lease encourages competition and is essential to the aeronautical and airport-related industries at KOA.

By the issuance of this direct lease, GFI provides KOA, the island of Hawaii and the State of Hawaii with an air ambulance and air medical transportation service and operation. DOT, in the public interest, has no objection to GFI's request.

RECOMMENDATION:

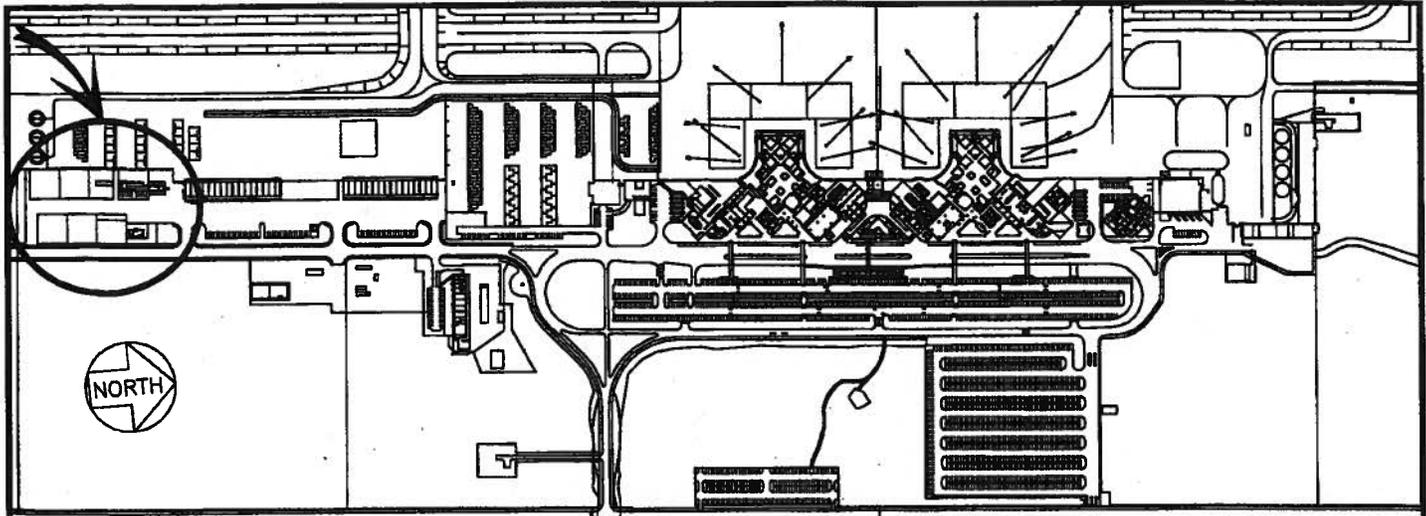
That the Board authorize the issuance of a direct hangar and facilities lease to GFI at KOA, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

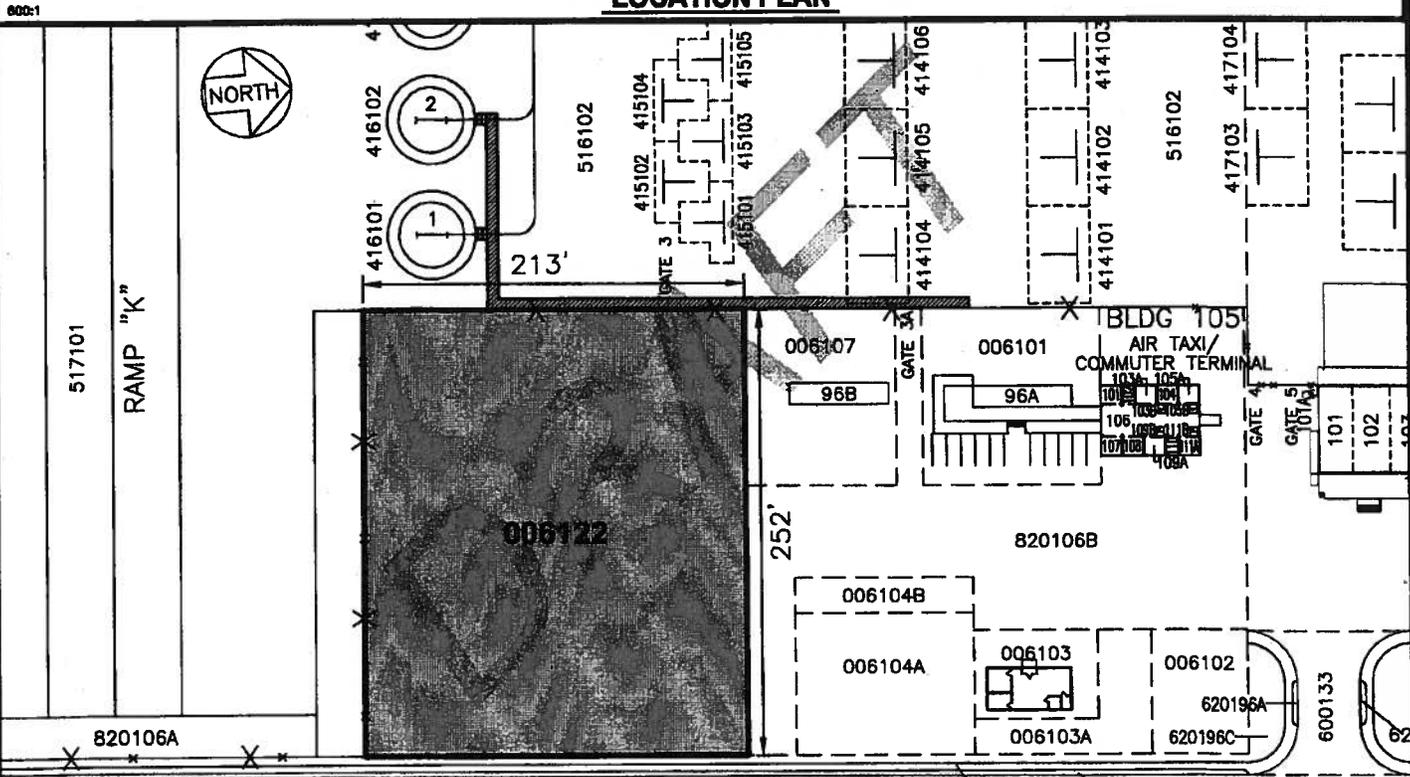

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN



U STREET 600130 641107 620196B

820103 641103

AREA/SPACE	SQ. FT.
006 122	53,743

SCALE: 1" = 100'

DATE : SEPTEMBER 2013

EXHIBIT: **B**



GUARDIAN FLIGHT, INC.

LOT

006122
PLATS B1, 39

KONA INTERNATIONAL AIRPORT AT KEAHOLE

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