

DAVID Y. IGE  
GOVERNOR



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

FORD N. FUCHIGAMI  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN  
DARRELL T. YOUNG

IN REPLY REFER TO:

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

ISSUANCE OF A HELIPORT LEASE  
HELICOPTER CONSULTANTS OF MAUI, LLC  
LIHUE AIRPORT  
TAX MAP KEY: (4) 3-5-01: PORTION OF 8

KAUAI

REQUEST:

Issuance of a heliport lease to Helicopter Consultants of Maui, LLC for the development, construction, operation, use and maintenance of a fixed-base facility for commercial helicopter operations at Lihue Airport

APPLICANT:

HELICOPTER CONSULTANTS OF MAUI, LLC (HCML), a Hawaii Limited Liability Company, authorized to do business in the State of Hawaii.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, Lihue, Island of Kauai, identified by  
Tax Map Key: 4<sup>th</sup> Division, 3-5-01: Portion of 8

AREAS:

Area/Space No. 011-107A, containing a land area of approximately 12,200 square feet of improved/paved general aviation land, respectively; Area/Space Nos. 011-107B thru 011-107E, containing land areas of approximately 19,677 square feet of improved, unpaved general aviation lands, respectively, as shown and delineated on the attached exhibit labeled "Exhibit A".

**ITEM M-6**

BLNR – ISSUANCE OF A HELIPORT LEASE  
HELICOPTER CONSULTANTS OF MAUI, LLC  
Page 2

ZONING:

State Land Use: Urban  
County: Industrial (IG-STP)

LAND TITLE STATUS:

Section 5(a), Hawaii Admissions Act: Non-Ceded  
DHHL, 30% entitlement lands Yes \_\_\_\_\_ No X

CURRENT USE STATUS:

Airport purposes

CHARACTER OF USE:

Development, construction, operation, use and maintenance of a fixed-base facility for commercial helicopter operations

TERM OF LEASE:

Fifteen (15) years

LEASE COMMENCEMENT DATE:

To be determined by the Director of Transportation

ANNUAL LAND RENTALS:

Lease years 1-5: \$ 61,566.00  
Lease years 6-10: \$ 70,800.90  
Lease years 11-15: \$ 81,421.04

PERFORMANCE BOND:

Sum equal to the annual land rental then in effect

MINIMUM IMPROVEMENTS REQUIREMENT:

The Lessee shall, within twelve (12) months after the commencement date of the Lease, invest the sum of not less than \$150,000.00 for upgrading and improving the leased premises and constructing fixed-base facility improvements and other accessory

leasehold improvements on the leased premises. The upgraded and improved leased premises and fixed-base facility and other accessory improvements shall be constructed in accordance with construction plans, drawings, and specifications approved by the Department of Transportation, Airports Division (DOTA), in writing, prior to the commencement of any construction work.

ANNUAL LAND RENTAL COMMENCEMENT:

The annual land rental payable to DOTA shall commence on the day the lessee physically occupies the premises or one year from the effective date of the lease, whichever occurs sooner.

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: HCML desires to develop, construct, operate, use and maintain a fixed-base facility for commercial helicopter operations on the proposed leased premises.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The subject land areas are covered by the Environmental Assessment for Lihue Airport Ahukini Road Realignment and General Aviation Subdivision dated March 6, 1997. This Environmental Assessment evaluated the environmental effects of the recommended Airport Plan to realign Ahukini Road and the development of a General Aviation Subdivision. The assessment was prepared by the State of Hawaii, Department of Transportation, Airports Division.

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 _____

REMARKS:

In accordance with Section 171-59(b), HRS, relating to Management and Disposition of Public Lands and relating specifically to Disposition by Negotiation, the Department of Transportation proposes to issue a heliport lease to HCML for the purpose of developing, constructing, operating, using and maintaining a fixed-base facility for its commercial helicopter operations.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a heliport lease to HCML subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other 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,



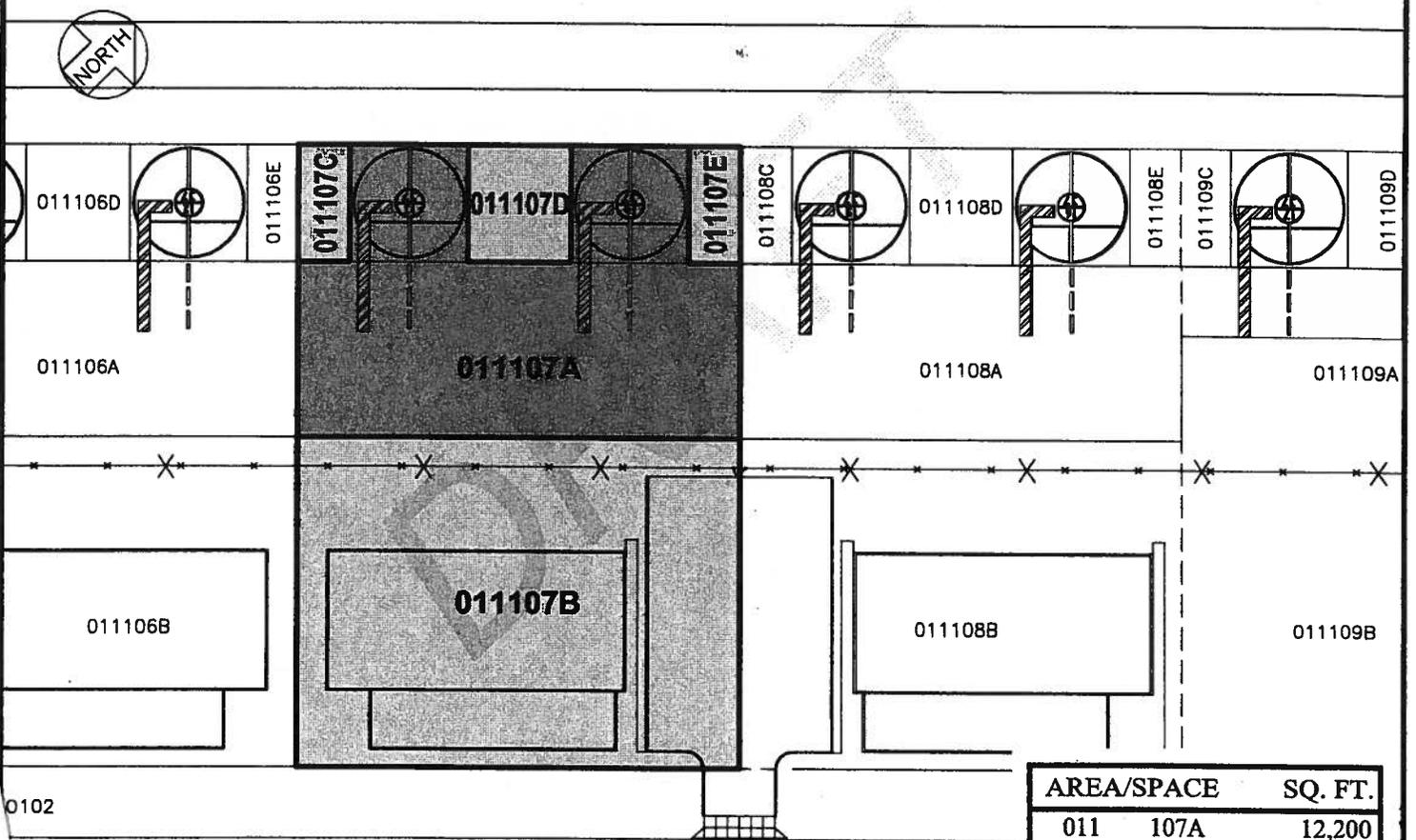
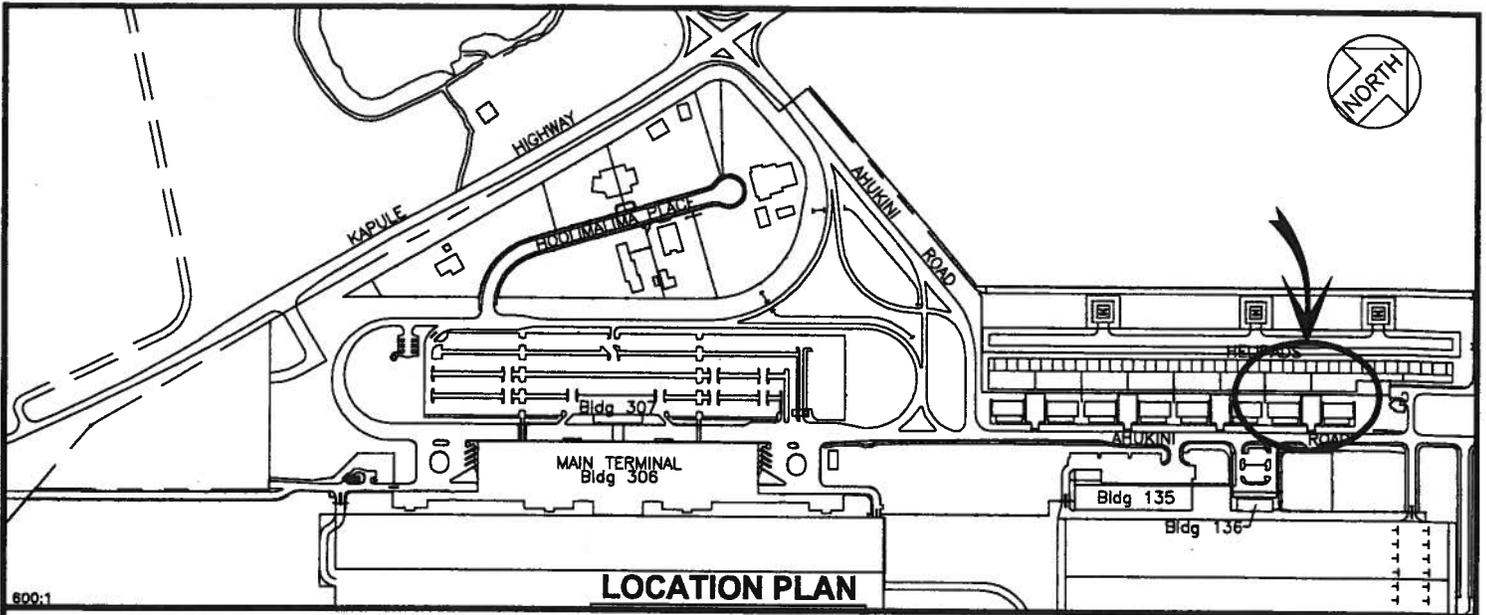
FORD N. FUCHIGAMI  
Director of Transportation

APPROVED FOR SUBMITTAL:



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CARTY S. CHANG  
Acting Chairperson



AREA/SPACE	SQ. FT.
011 107A	12,200
011 107B	16,877
011 107C	700
011 107D	1,400
011 107E	700

LEGEND	
PAVED	
UNPAVED	

AHUKINI ROAD 600101A

DATE : AUGUST 2013 EXHIBIT: **A**



**HELIPORT  
LOTS  
GROUND LEVEL**

**011107A-E  
PLATS B1, 35**