



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 Hawai'i
Honolulu, Hawai'i

ISSUANCE OF AN OFFICE BUILDING AND LAND LEASE FOR
AERONAUTICAL AND BUSINESS PURPOSES BY PUBLIC AUCTION
KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAI'I

REQUEST:

Issuance of an Office Building and Land Lease for aeronautical and business purposes by notice of public auction at Kona International Airport at Keahole (KOA).

LEGAL REFERENCE:

Sections 171-14, -16, -17, -41, and other applicable sections of Chapter 171, Hawai'i Revised Statutes, as amended

LOCATION AND TAX MAP KEY:

Portion of KOA, Kailua-Kona, Island of Hawai'i, State of Hawai'i, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREAS:

Bldg/Room No. 114-101, containing a total area of approximately 1,157 square feet; and Area/Space No. 006-103, containing a total area of approximately 5,843 square feet of improved, paved land, as shown and delineated on the attached map labeled Exhibit A.

TERM OF LEASE:

Ten (10) years

BLNR – ISSUANCE OF AN OFFICE BUILDING & LAND LEASE BY PUBLIC AUCTION
KONA INTERNATIONAL AIRPORT AT KEAHOLE
Page 2

COMMENCEMENT DATE:

Upon execution of the Lease.

MINIMUM UPSET ANNUAL RENT AND RENTAL REOPENING:

Years 1 through 5: \$30,700.68, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide

Years 6 through 10: Fair market rent determined by appraisal

EFFECTIVE RENTAL:

The amount of the successful bid at public auction

PERFORMANCE BOND:

The sum equal to the total annual rental then in effect.

ZONING:

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

TRUST LAND STATUS:

Section 5(a), Hawai'i Admission Act Ceded
DHHL 30% entitlement lands Yes No

CURRENT USE STATUS:

Vacant and unencumbered

CHARACTER OF USE:

Operation, maintenance and repair of an office building for aeronautical and business purposes

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site
Improvements: All improvements exist at the site

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai‘i Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawai‘i, 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:

In accordance with Section 171-14, -16, -17, -41, and other applicable sections of Chapter 171, HRS, as amended, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by notice of public auction, the Department of Transportation (DOT) proposes to issue an office building and land lease through notice of public auction for aeronautical and business purposes at KOA.

RECOMMENDATION:

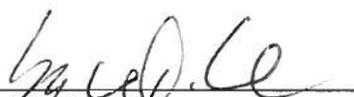
That the Board authorize the DOT to issue an office building and land lease through notice of public auction, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

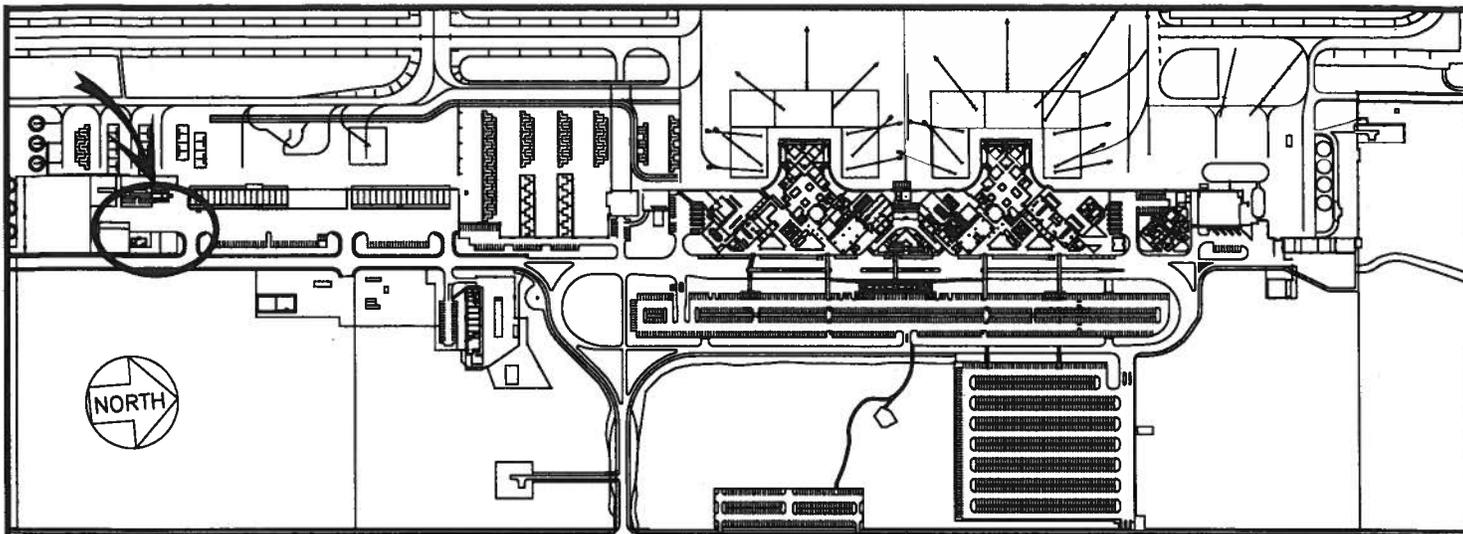


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:

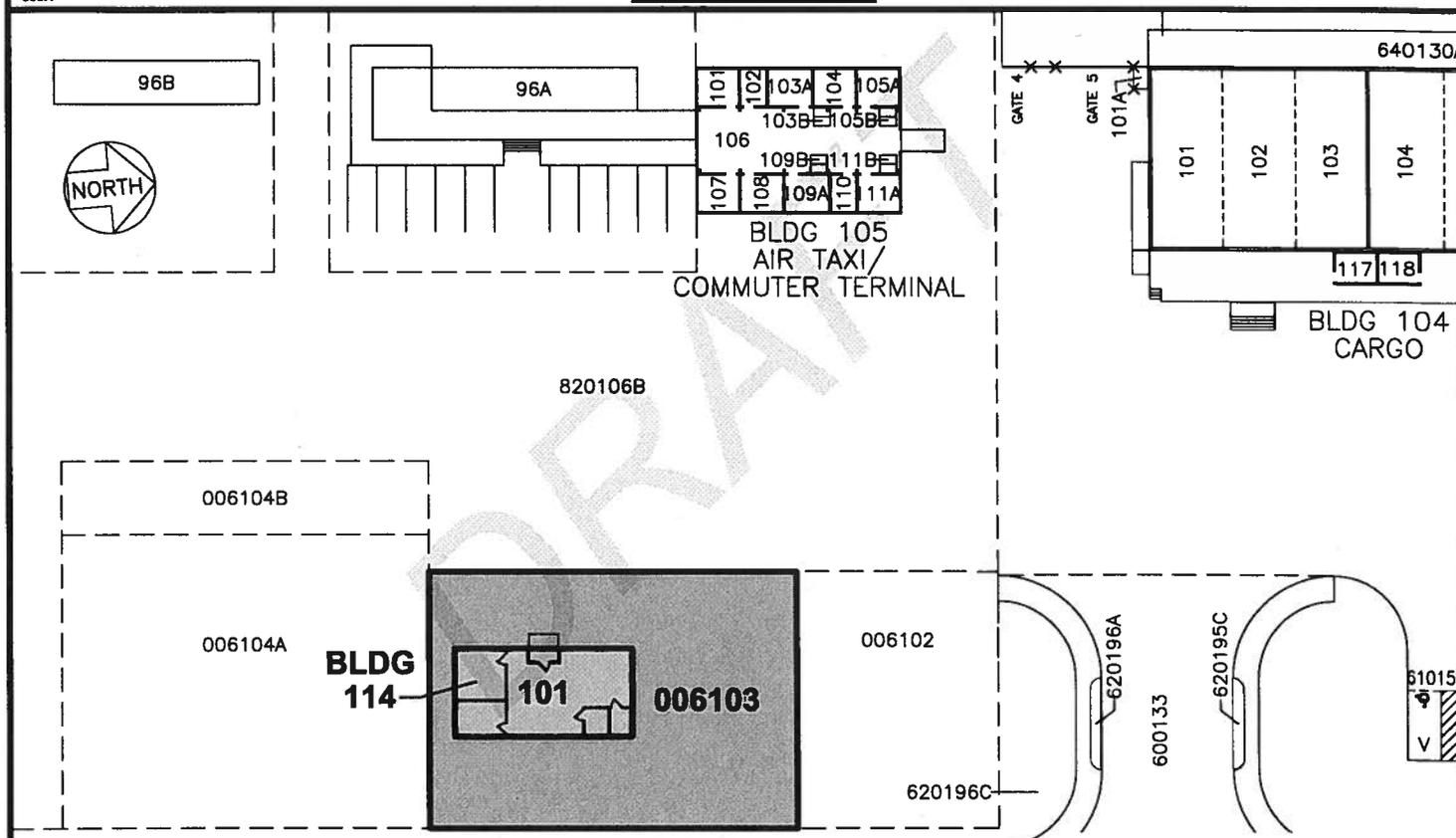


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

600:1



SCALE: 1" = 50'

AREA/SPACE	SQ. FT.
006 103	5,843

BLDG/ROOM	SQ. FT.
114 101	1,157

DRAFT	DATE : DECEMBER 2015	EXHIBIT: A
 Airports Division	BUILDING 114 SOUTH RAMP GROUND LEVEL	006103 114101
	PLATS B1, 39	

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KONA INTERNATIONAL AIRPORT AT KEAHOLE