

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
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IN REPLY REFER TO:

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

ISSUANCE OF A DIRECT CARGO FACILITY LEASE
GOOCH, INC. DBA HAWAII INSPECTION SERVICES
HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-03: 015

OAHU

REQUEST:

Issuance of a direct lease to Gooch, Inc. dba Hawaii Inspection Services (GOOCH) to operate and maintain a cargo facility at Honolulu International Airport (HNL).

LEGAL REFERENCE:

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

APPLICANT:

Gooch, Inc. dba Hawaii Inspection Services, a California corporation authorized to do business in the State of Hawaii.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by Tax Map Key: 1st Division, 1-1-03:15.

PREMISES:

EXHIBIT B

Land Area: Space No. 001-122A, containing an area of approximately 49,437 square feet
Building Area: Building No. 132-101, containing an area of approximately 29,600 square feet

ITEM M-5

TERM OF LEASE:

Ten years

LEASE COMMENCEMENT DATE:

Upon execution of the lease

ANNUAL RENTAL:

\$411,657.92 for years 1 through 5
\$473,406.61 for years 6 through 10

PERFORMANCE BOND:

Sum equal to one half of the annual land rental then in effect

ZONING:

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

LAND TITLE STATUS:

Section 5(a) lands (“non-ceded”) of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CHARACTER OF USE:

Bio-security inspection of agricultural items which includes storage, handling, and distribution of agricultural items including but not limited to plants, flower, and produce.

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 within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii Department of Transportation, dated November 14, 1990 and as amended, 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

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 GOOCH, for the operation, use and maintenance of an existing facility to be use as an inspection station at Honolulu International Airport, Honolulu, Island of Oahu. The DOT has determined that the issuance of this direct lease facilitates the need for required inspections of air cargo which helps protect the islands from biological hazards including invasive species.

RECOMMENDATION:

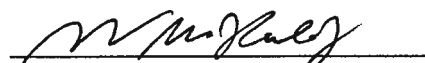
That the Board authorizes the issuance of a direct air cargo lease to GOOCH, Inc. at HNL, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests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

Respectfully submitted,

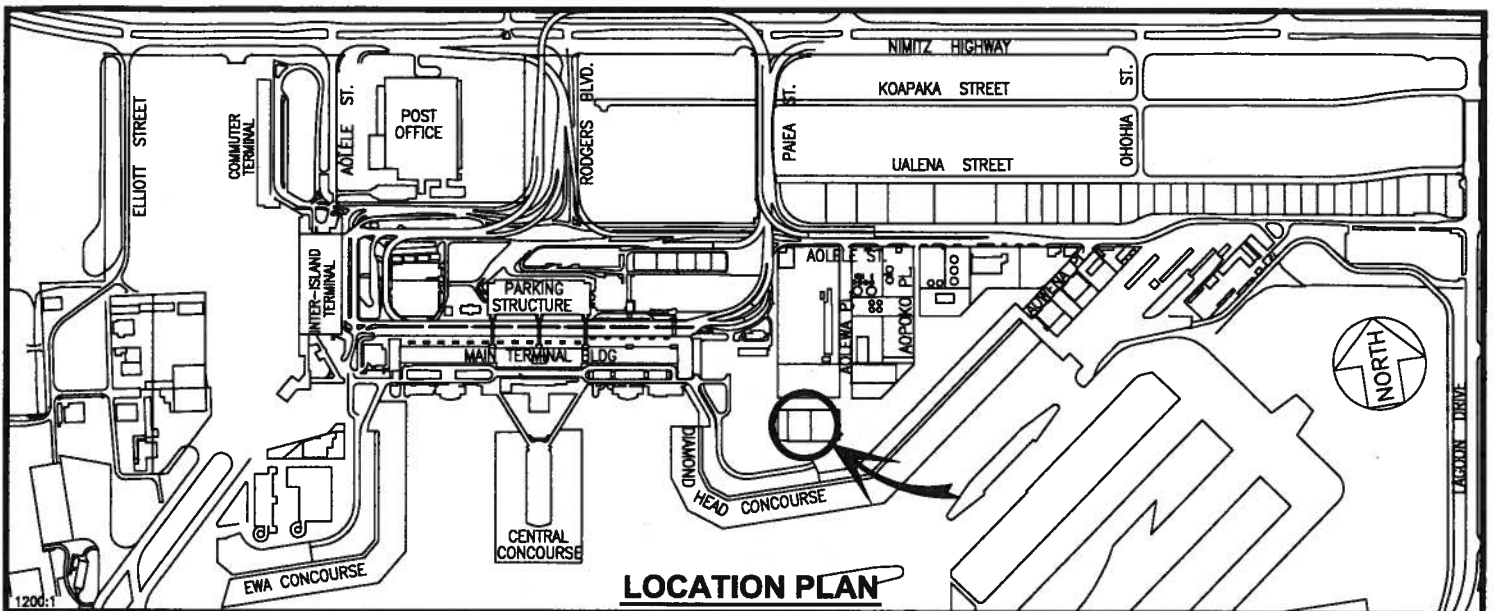


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

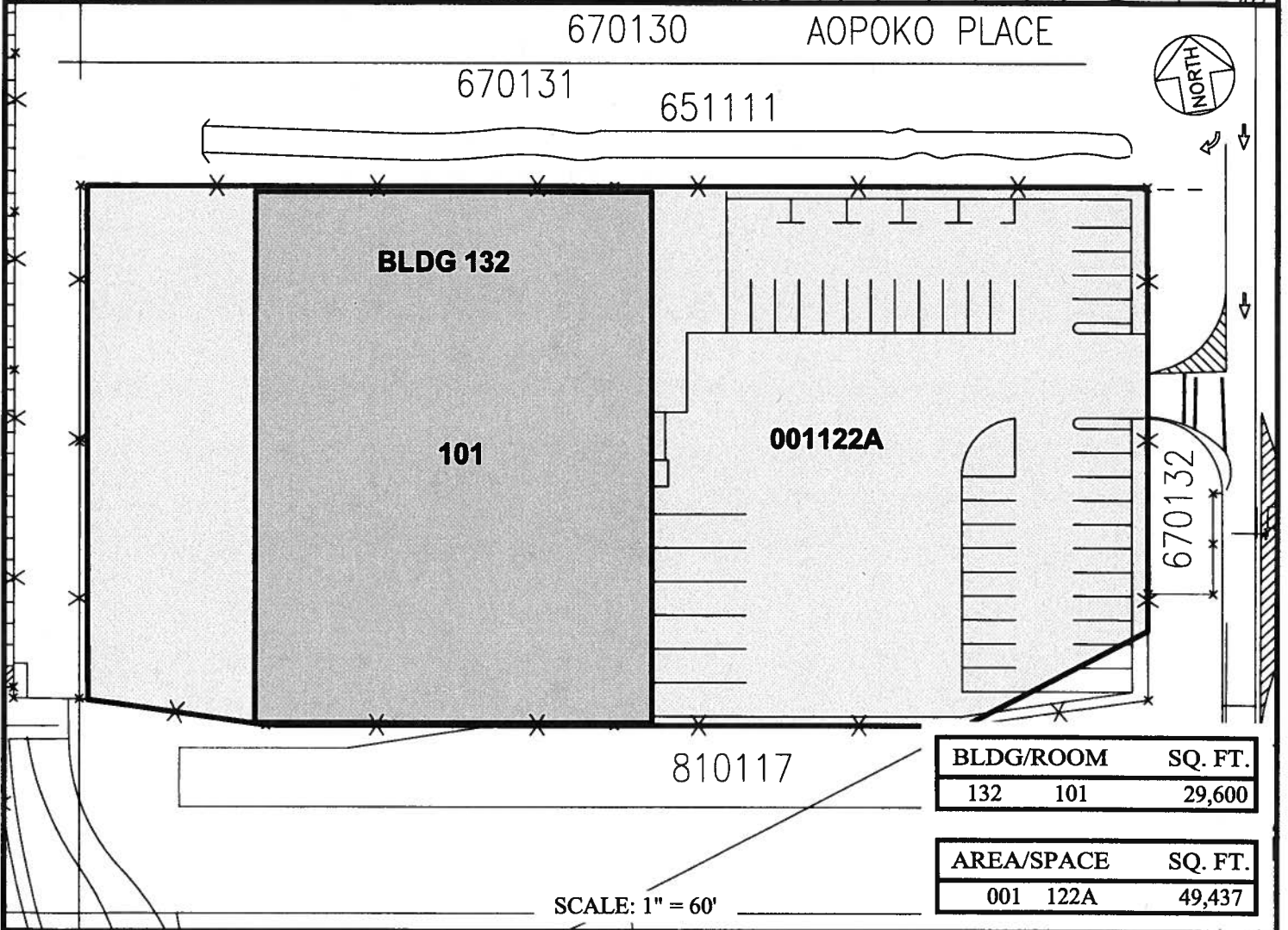
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN



DOTA-13-0013

DATE : JULY 2013

EXHIBIT: **B**



Airports Division

GOOCH, INC.

**BUILDING 132
CARGO BUILDING
GROUND LEVEL**

132101
001122A
PLAT M1

HONOLULU INTERNATIONAL AIRPORT