



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

Deputy Directors
RANDY GRUNE
AUDREY HIDANO
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IN REPLY REFER TO:

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

ISSUANCE OF A HANGAR FACILITIES LEASE BY PUBLIC AUCTION
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-76: 3

OAHU

REQUEST:

Issuance of a Hangar Facilities Lease by notice of public auction for the operation and maintenance of a hangar facility at Honolulu International Airport.

LEGAL REFERENCE:

Sections 171-14, -16, -17, -41, and other applicable sections of Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-76: 3.

AREA:

Building:

Building No. 253-101, consisting of approximately 1,919 square feet of office space;
Building No. 253-102, consisting of approximately 1,817 square feet of hangar space;

Land:

Area/Space No. 011-102, consisting of approximately 4,595 square feet of improved, paved land, as shown and delineated on the attached map labeled Exhibit A.

ZONING:

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

ITEM M-2

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, setting aside a portion of Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

Hangar Facility

TERM OF LEASE:

Ten (10) years.

LEASE COMMENCEMENT DATE:

Upon execution of the Lease.

MINIMUM UPSET ANNUAL RENT:

An independent real estate appraiser determined the annual fair market lease rental shall be: (1) \$52,769.40 per annum for the building, based upon an office rental rate of \$15.00 per square foot and a hangar rate of \$13.20 per square foot, and (2) \$24,950.85 per annum for the land, based upon a ground rental rate of \$5.43 per square foot.

Consequently, the total minimum upset annual rent for the building and land shall be \$77,720.25.

PERFORMANCE BOND:

The sum equal to three (3) times the monthly building and land rental in effect.

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Existing Improvements: Maintenance and operation of a hangar facility
(79’ x 47’ dimensions)

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 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, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a hangar facilities lease through notice of public auction for the purpose of operating, and maintaining a hangar facility for general aviation activities at Honolulu International Airport.

RECOMMENDATION:


That the Board authorize the Department of Transportation issue a hangar facilities lease through notice of public auction, 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,

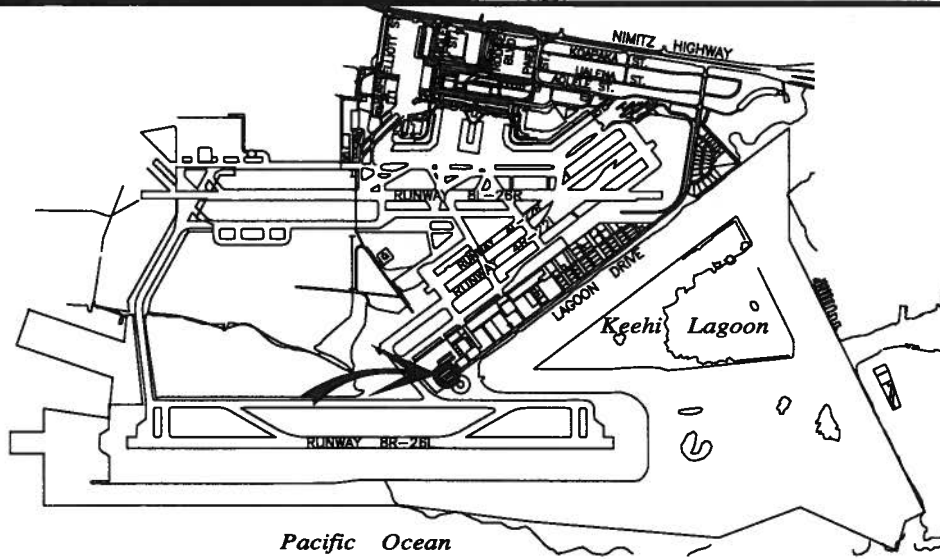


FORD N. FUCHIGAMI
Interim Director of Transportation

APPROVED FOR SUBMITTAL:

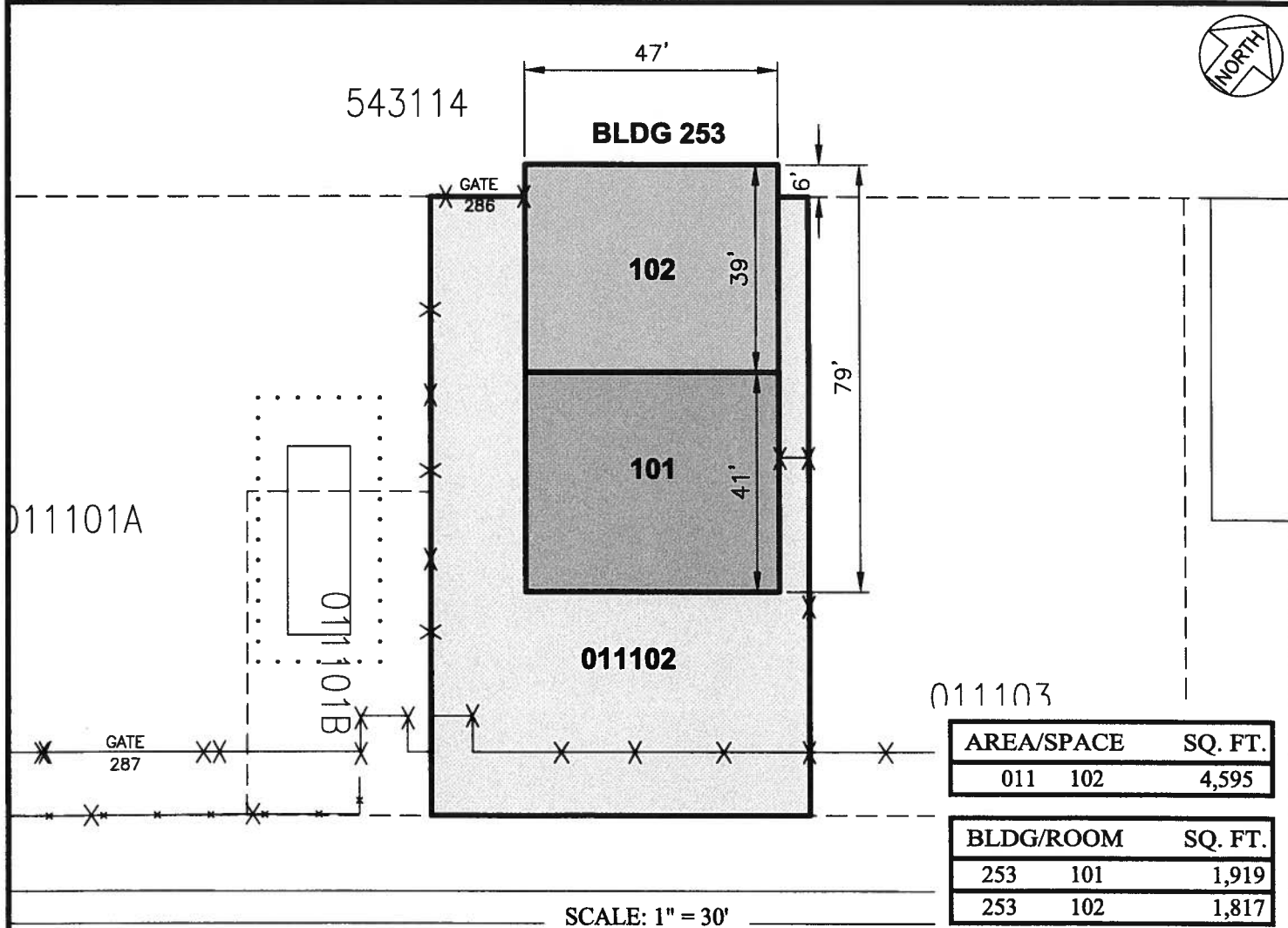


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

5000:1



AREA/SPACE	SQ. FT.
011 102	4,595

BLDG/ROOM	SQ. FT.
253 101	1,919
253 102	1,817

DATE : SEPTEMBER 2013

EXHIBIT: **A**



BUILDING 253
GENERAL AVIATION HANGAR
SOUTH RAMP

011102
253101
253102
PLAT 36

HONOLULU INTERNATIONAL AIRPORT

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