

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 LAND LEASE FOR THE STORAGE OF NON-MOTORIZED  
EQUIPMENT BY PUBLIC AUCTION  
LIHUE AIRPORT  
TMK: (4) 3-5-01: PORTION OF 08

KAUAI

REQUEST:

Issuance of a Land Lease for the storage of non-motorized equipment by notice of public auction at Lihue Airport (LIH).

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 Lihue Airport, Lihue, Island of Kauai, identified by  
Tax Map Key: 4<sup>th</sup> Division, 3-5-01: Portion of 08

AREA:

Area/Space

821-101, containing a total area of approximately 25,000 square feet of unimproved, unpaved land, as shown and delineated on the attached Exhibit A

TERM OF LEASE:

Twenty (20) years

COMMENCEMENT DATE:

Upon execution of the Lease

**ITEM M-23**

BLNR – ISSUANCE OF A LAND LEASE FOR THE STORAGE OF EQUIPMENT BY PUBLIC AUCTION  
LIHUE AIRPORT  
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MINIMUM UPSET ANNUAL RENT AND RENTAL REOPENINGS:

Years 1 through 5: \$21,750.00 (as determined from the DOTA schedule of rates and charges established by appraisal of Airports' property statewide)

Years 6 through 10: Rental Reopening at fair market rent determined by appraisal

Years 11 through 15: Rental Reopening at fair market rent determined by appraisal

Years 16 through 20: Rental Reopening at 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  
County of Kauai: Industrial (IG-STP)

TRUST LAND STATUS:

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

CURRENT USE STATUS:

Encumbered by Revocable Permit No. 8369, Garden Isle Disposal, Inc., Permittee, for overflow vehicle parking. Revocable Permit expires on March 31, 2016.

CHARACTER OF USE:

Storage of non-motorized equipment no higher than twelve (12) feet for business and commercial purposes

PROPERTY CHARACTERISTICS:

Utilities: No utilities are available at the site  
Improvements: No 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 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, 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 a land lease through notice of public auction for the purpose of storing non-motorized equipment no higher than twelve (12) feet at LIH. The DOT has determined that the issuance of this lease through notice of public auction encourages competition and is essential to the aeronautical and airport-related industries at LIH.

RECOMMENDATION:

That the Board authorize the DOT to issue a 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,

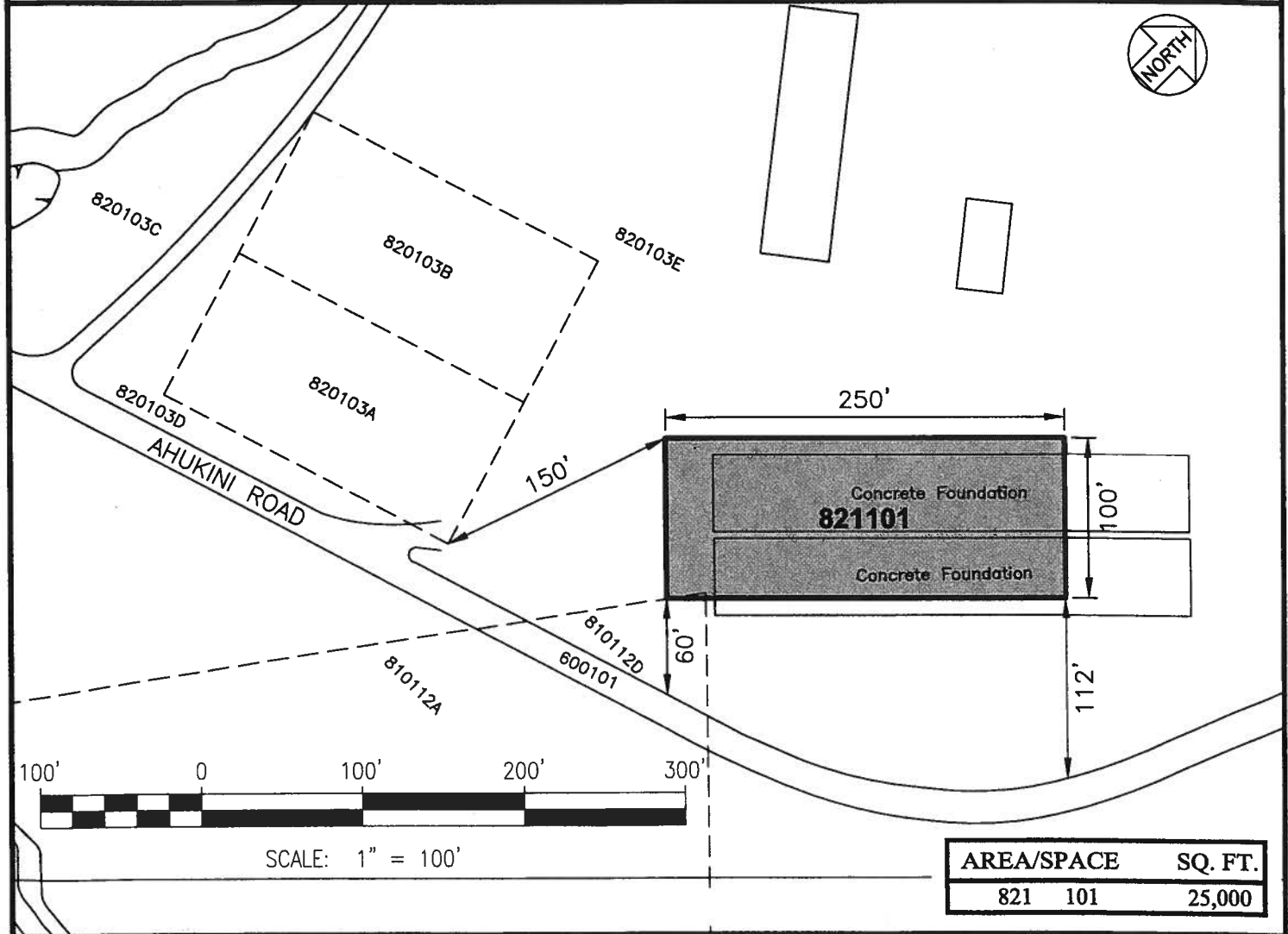
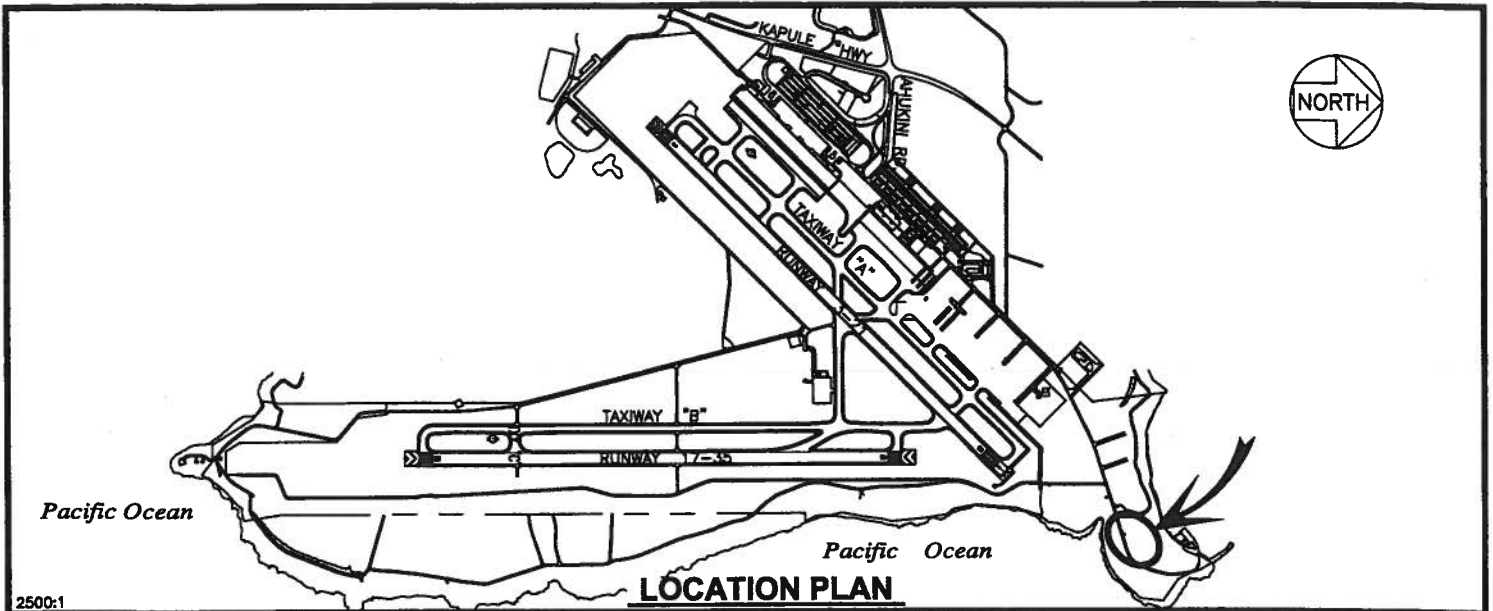


FORD N. FUCHIGAMI  
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member



DATE : MAY 2015

EXHIBIT: **A**



UNIMPROVED LAND

821101

PLAT 26

**LIHUE AIRPORT**