

NOTICE OF PUBLIC AUCTION

AUCTION SALE OF BOATING LEASE AT HONOKOHAU SMALL BOAT HARBOR

Notice is hereby given that the State of Hawai'i, Department of Land and Natural Resources, Division of Boating and Ocean Recreation, ("DOBOR") shall conduct a public auction for the sale of a lease of a portion of the Government Land of Kealakehe, located at Honokohau Small Boat Harbor ("Harbor") at Kealakehe, North Kona, Island of Hawai'i, State of Hawai'i.

A. Time and Place of Auction. The Public Auction shall be conducted at the Honokohau Small Boat Harbor District Office in the conference room, 74-380 Kealakehe Parkway, Kailua-Kona, Hawai'i 96740-2704 on July 13, 2018 at 10:00 AM.

B. General Description and Location of the Land. The portion of government land, situated at Kealakehe, North Kona, Island of Hawaii, State of Hawai'i, identified by Tax Map Key No.: (3) 7-4-008:003 Portion, containing approximately 392,040 square feet of unimproved graded-gravel land, fenced with chain link fencing, at the Harbor.

C. Term and Use. The term of the Lease shall be ten (10) years, commencing upon the execution of the Lease document. The Premises shall be used for the operation of a boat/trailer storage facility and vehicle parking.

D. Upset Percentage Rent. Percentage annual rent shall be a percentage of gross revenue from all sources within the leased Premises. The percentage rent shall be established by the winning bid at Public Auction with 50% minimum upset percentage. The successful bidder with the highest percentage bid at auction is the winning bid. All subsequent bids must be in whole numbers. The rent shall be determined by either, the base annual rent of \$423,000.00 payable in advance, in equal monthly installments on the first (1st) day of each and every month, or the percentage, established by the winning bid, of gross revenue payable on the fifteenth (15th) day of the month, whichever is greater.

E. Availability of Documents for Inspection The lease documents are available for public inspection during business hours (7:45 AM to 4:30 PM, Monday through Friday, except holidays) at the Honokohau Small Boat Harbors District Office, at 74-380 Kealakehe Parkway, Kailua-Kona, Hawai'i 96740-2704, or available from the Division of Boating and Ocean Recreation website at

<https://dlnr.hawaii.gov/dobor/> or from the Department of Land and Natural Resources, Division of Boating and Ocean Recreation, at the Keehi Small Boat Harbor Office located at 4 Sand Island Access Road, Honolulu, Hawai'i 96819. A copy of the Public Auction documents may also be purchased upon the tender of the nonrefundable sum of FORTY AND NO/100 DOLLARS (\$40.00) in United States currency or certified check. The Public Auction documents are subject to revision at any time prior to the Public Auction. All persons who have purchased the Public Auction documents will be notified of and provided copies of such revisions, if any.

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F. **Bidding.** Each prospective Bidder will be required to complete the Bid Intent Package that requires submission of financial statement(s), and other documents, and submit the same to the State, Property Management Office located at 4 Sand Island Access Road, Honolulu, Hawai'i 96819, no later than 4:00 PM on June 20, 2018. The questionnaires, included as part of the Bid Intent Package will be considered confidential and will not be made available for inspection by the general public.

Any qualified individual, corporation, limited liability company, partnership, joint venture or other entity may bid at the Public Auction after timely submission of an acceptable Bid Intent Package.

G. The State reserves the right to cancel this Public Auction, or to postpone or continue same from time to time, as it may deem necessary, by publication of notice to that effect or by public announcement at the time scheduled therefore.

EDWARD R. UNDERWOOD
Administrator

(SA1102982 6/1/18)