

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
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IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

ISSUANCE OF A DIRECT LEASE
TO THE CITY AND COUNTY OF HONOLULU
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEYS: (1) 1-1-72: 13 AND (1) 1-1-72: 16

O'AHU

PURPOSE:

Issuance of a direct lease to the City and County of Honolulu to develop, construct, operate, use and maintain a hangar facility for the storage and maintenance of Honolulu Fire Department and Honolulu Police Department helicopters at Honolulu International Airport.

LESSEE:

City and County of Honolulu (C&C), whose mailing address is 530 South King Street, Honolulu, Hawai'i 96813

LEGAL REFERENCE:

Section 171-59(b), Hawai'i Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Keys: 1st Division, 1-1-72: 13 and 16

AREA:

Area/Space No. 009-110, containing approximately 33,707 square feet, more or less; and Area/Space No. 009-171, containing approximately 14,240 square feet, 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-6

BLNR – ISSUANCE OF A DIRECT LEASE
TO THE CITY AND COUNTY OF HONOLULU
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LAND TITLE STATUS:

Public Law 88-233 – lands of the Hawaiian Admissions Act – Ceded
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: YES ___ NO X

CHARACTER OF USE:

Hangar Facility for the storage and maintenance of Honolulu Police Department and Honolulu Fire Department helicopters.

LEASE TERM:

Thirty-Five (35) Years

COMMENCEMENT DATE:

Upon execution of the Lease document

ANNUAL GROUND LEASE RENTAL:

Annual Ground Rental for the First Five (5)-Year Period: \$300.00 per annum, based upon the minimum rental rate established in the Airports Division Procedures No. 4.5 (Schedule of Rates and Charges) for Honolulu International Airport.

Annual Ground Rental for the Remaining Five (5)-Year Periods: The annual ground rental for the remaining five (5)-year periods of the Lease term shall be based upon the minimum rental rate established in the Airports Division Procedures No. 4.5 (Schedule of Rates and Charges), at the time of each reopening period for the Airport.

MINIMUM IMPROVEMENTS REQUIREMENT:

\$5,000,000.00

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by Volume 3, Environmental Assessment for the Honolulu International Airport Master Plan Update and Noise Compatibility Program, dated September 1989 and referenced as State Project No. AO1011-03. This Environmental Assessment evaluated the environmental effects of the recommended Airport Development Plan which would accommodate the forecast general and commercial aviation needs of the island of O'ahu through the year 2005 and was prepared for the State of Hawai'i, Department of Transportation, Airports Division by KFC Airport, Inc.

DCCA VERIFICATION:

Not Applicable

REMARKS:

In accordance with Section 171-59 (b), 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 direct lease to the C&C to develop, construct, operate, use and maintain a hangar facility for the storage and maintenance of Honolulu Fire Department and Honolulu Police Department helicopters.

The Honolulu Fire Department and Honolulu Police Department will store and maintain five (5) City helicopters to provide rescue and emergency services (including, but not limited to, search and rescue of lost, missing, or injured persons on land and/or water, fire-fighting (brush and wildland), aerial surveillance for disaster preparedness, post incident and other hazards, to the Airport and the Island of O‘ahu.

The Department of Transportation has determined this request to be a life and safety need that best serves the interests of the State, therefore, has no objections to the issuance of a direct lease to the C&C.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to the C&C, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such additional 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,

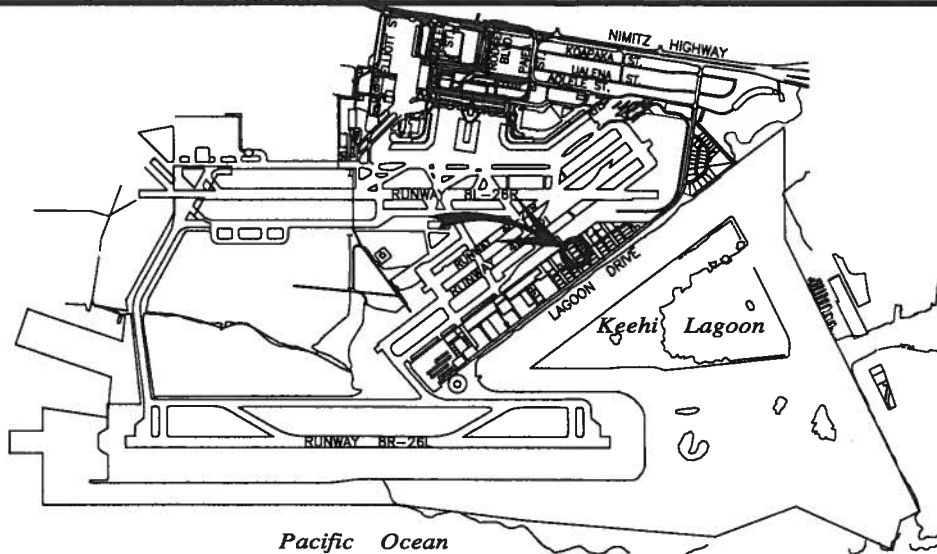


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:

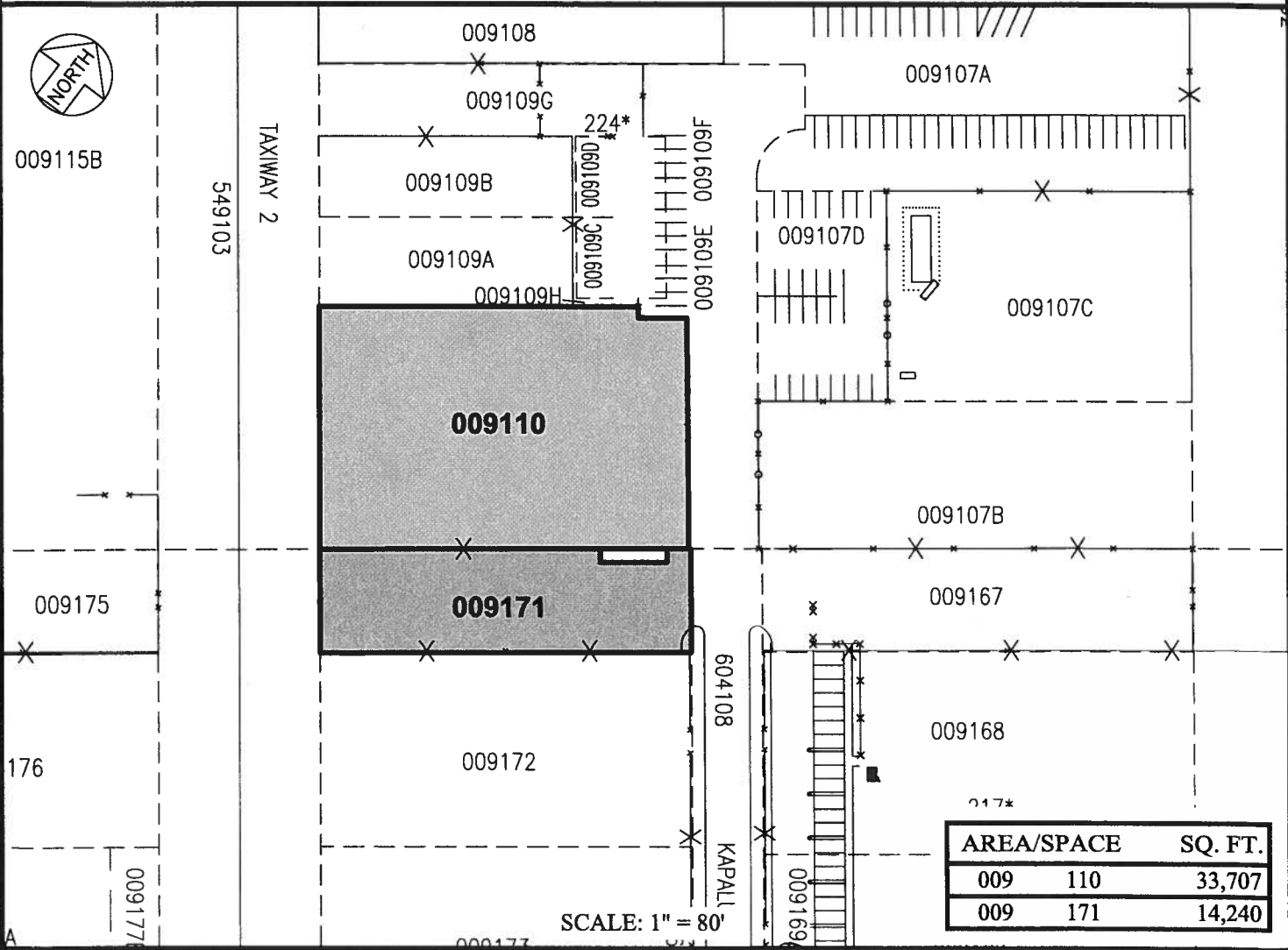


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

5000:1



DATE : JULY 2016

EXHIBIT: **A**



CITY & COUNTY OF HONOLULU

LOT SOUTH RAMP

009110
PLAT 36

HONOLULU INTERNATIONAL AIRPORT

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