

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

February 24, 2017

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

Statewide

Amend Prior Board Action of November 10, 2016. Item E-1, Approval to Continue Twenty–Seven (27) Revocable Permits for Use of and Activity on Division of State Parks Lands on the Islands of Kauai , Oahu, Maui and Hawaii. (Attached Exhibit B)

BACKGROUND:

The Board at its meeting of November 10, 2016, under agenda item E-1, approved as amended the continuation of twenty-seven (27) revocable permits for use of and activity on Division of State Parks Land. There were three (3) kayak companies for commercial kayak tours that were approved for Kealakekua Bay State Historical Park.

These three kayak companies were :SP0517, Adventures in Paradise, SP0518, Kona Boys, Inc. and SP0519, Iwa Kalua, dba Aloha Kayak Company have a current rent base at \$5.00 per guest. (See above accounts highlighted in yellow as shown on Exhibit B).

REMARKS:

The Board requested that the rent base for these three kayak companies be comparable and consistent with what other kayak companies were currently being charged (\$5.00 per person, or 5% of gross, which ever is higher) by the Division of State Parks in that area and amended the Board submittal by requesting that the Division of State Parks return to the Board at a later date to request that the rent base for these three kayak companies be \$5.00 per person, or 5% of gross, which ever is higher in order to be comparable to what other kayak companies were being in the area.

Staff now bring this request to the Board, requesting that base rent for these three (3)kayak companies at Kealakekua Bay State Historical Park, SP0517, Adventures in Paradise , SP0518, Kona Boys, Inc. and SP0519, Iwa Kalua, dba Aloha Kayak Company, be charged \$5.00 per person, or 5% percent of gross , which ever is higher.

ITEM E-1

RECOMMENDATION: That the Board:

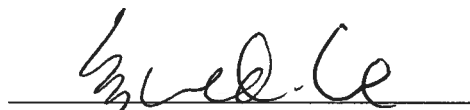
1. Amend its prior Board action of November 10, 2016, under agenda item E-1 by requesting that base rent for these three (3) kayak companies at Kealahou Bay State Historical Park, SP0517, Adventures in Paradise , SP0518, Kona Boys, Inc. and SP0519, Iwa Kalua, dba Aloha Kayak Company, be charged \$5.00 per person, or 5% percent of gross , which ever is higher.
2. All terms and conditions listed in its November 10, 2016, under agenda item E-1 Board approval to remain the same.

Respectfully Submitted,



Curt A. Cottrell
Administrator

APPROVED FOR SUBMITTAL:



Suzanne D, Case, Chairperson

**DIVISION OF STATE PARKS
Revocable Permit Master List 2017**

RP#	PERMITTEE NAME	PARK	TMK	CHARACTER OF USE	PERMIT AREA (ACRES)	CURRENT RENT BASE (BASE OR PERCENTAGE)	COMMENCEMENT DATE and EXPIRATION DATE	COMMENTS
SP0044	Na Pali Kayak, Inc	Napali (Miloli'i), Kaua'i	(4) 1-4-001:07	Commercial Kayak Landings	N/A	\$5 per person, 5% of gross, which ever higher	6/20/2005 (commence) 12/31/2016 (expires)	
SP0045	Kayak Kauai	Napali (Miloli'i), Kaua'i	(4) 1-4-001:07	Commercial Kayak Landings	N/A	\$5 per person, 5% of gross which ever higher	6/10/2005 (commence) 12/31/2016 (expires)	
SP0046	Rick Haviland, dba Outfitters Kauai	Napali (Miloli'i), Kaua'i	(4) 1-4-001:07	Commercial Kayak Landings	N/A	\$5 per person, 5% of gross, which ever higher	6/6/2005 (commence) 2/31/2016 (expires)	
SP0004	Clancy Greff dba Na Pali Zodiac and A Na Pali Eco Adventures, Inc.	Napali Coast SWP (Nu'alolo Kai), Kaua'i	(4) 1-4-001:07	Inflatable Boat Landings	N/A	\$5 per person, 5% of gross, which ever higher	5/18/2005 (commence) 12/31/2016 (expires)	
SP0005	Na Pali Sea Tours, Inc.	Napali Coast SWP (Nu'alolo Kai), Kaua'i	(4) 1-4-001:07	Inflatable Boat Landings	N/A	\$5 per person, 5% of gross, which ever higher	4/26/2005 (commence) 12/31/2016(expires)	
SP8701	Lady Ann Cruises, Inc.	Napali Coast SWP (Nu'alolo Kai), Kaua'i	(4) 1-4-001:07	Inflatable Boat Landings	N/A	\$5 per person, 5% of gross, which ever higher	4/1/2005 (commence) 12/31/2016(expires)	
SP0191	Hawai'i Conference Foundation, United Church of Christ	Koke'e SP, Kaua'i	(4) 1-4-004:027 a (4) 1-4-004:027 b	Nonprofit Camp	.50 ac.	\$40.00 monthly (\$480/annum)	11/1/2007 (commence) 12/31/2016 (expires)	
SP0189	Ka Ima Naa'ao o Hawaii Nei	Waimea Canyon SP, Kaua'i	(4) 1-4-002:20	Nonprofit Camp	1.0 ac.	\$40.00 monthly (\$480/annum)	12/31/2013 (commence) 12/31/2016 (expires)	Board approved month to month permit although no permit was issued. requesting long-term

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SP0192	Hawaii United Methodist	Waimea Canyon SP, Kaua'i	(4) 1-4-002:024	Nonprofit Camp	3.05 ac	\$40.00 monthly (\$480/annum)	1/1/2009 (commence) 12/31/2016 (expires)	
SP0193	Kauai Christian Fellowship	Waimea Canyon SP, Kaua'i	(4) 1-4-002:041	Nonprofit Camp	.99 ac	\$40.00 monthly (\$480/annum)	1/1/2009 (commence) 12/31/2016 (expires)	
SP0052	Sukhothai Corp	Waimea Canyon Lookout, Kaua'i	(4) 1-4-001:por.	Mobile Concession	N/A	\$2,500 per month (\$30,000/annum)	9/21/2005 (commence) 12/31/2016(expires)	Projected IFB in 2017
SP0047	Paradise Shrimp & Burger (Curtis K. Hong)	Diamond Head SM, O'ahu	(1) 3-1-042:006	Food and Beverage Concession	N/A	\$7,200 per month (\$86,400/annum)	6/1/3005 (commence) 12/31/2016 (expires)	Projected IFB in 2017
SP0041	Pepsi Bottling Group	Diamond Head SM, O'ahu	(1) 3-1-042:006	Concession	N/A	\$520 per month (\$6,240/annum)or 45.5% Drinks, 30% Gatorade of gross receipts whichever is greater	10/1/2004(commence) 12/31/2016 (expires)	Projected IFB in 2017
SP0509	YMCA	Ka'ena Point State Park Reserve, O'ahu	(1) 6-9-004:005	Outdoor Recreational Activities	6.2 acres	\$150 per month (\$1,800/annum)	7/1/2013 (commence) 12/31/2016(expires)	
SP0530	Hawai'i Climbing Coalition.	Ka'ena Point State Park Reserve, O'ahu	(1) 6-9-001:004 (por.)	Public Rock Climbing	3.65 acres	Gratis	12/1/2015 (commence) 12/31/2016(expires)	AG and HCC agreement
SP0058	Erlinda Molina Villanueva	Kahana SP, O'ahu	(1) 5-2-02: por. I	Agriculture	6.0 acres	\$90 per month (\$1080/annum)	5/21/2008 (commence) 12/31/2016(expires)	

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SP0022	Maui Soda & Ice Works, Ltd.	Wai'anapanapa, Maui	(2) 1-3-005:009	Concession		\$100 per month or 35% of gross monthly receipts, whichever is greater	2/12/2001 (commence) 12/31/2016(expires)	Projected IFB in 2017
SP0050	Island Inspirations LLP	Makena SP, Maui	(2) 2-1-006:053	Food and Beverage Concession		\$800 per month (\$9,600/annum)	10/1/2005 (commence) 12/31/2016(expires)	Projected IFB in 2017
SP0517	Adventures in Paradise, Inc.	Kealahou Bay State Historical Park, Hawaii'i	(3) 8-1-011:006,010,011 land (3) 8-2-004:015 and seaward	Commercial Kayak Tours	320 acres	\$5.00 per guest	5/21/2003 (commence) 12/31/2016 (expires)	Pending EIS and master plan for IFB
SP0518	Kona Boys, Inc.	Kealahou Bay State Historical Park, Hawaii'i	(3) 8-1-011:006,010,011 and (3) 8-2-004:015 and seaward	Commercial Kayak Tours	320 acres	\$5.00 per guest	3/20/2013 (commence) 12/31/2016 (expires)	Pending EIS and master plan for IFB
SP0519	Iwa Kalua, dba Aloha Kayak Co.	Kealahou Bay State Historical Park, Hawaii'i	(3) 8-1-011:006,010,011 and (3) 8-2-004:015 and seaward	Commercial Kayak Tours	320 acres	\$5.00 per guest	4/1/2013 (commence) 12/31/2016 (expires)	Pending EIS and master plan for IFB
SP0543	Pro Park Inc	Diamond Head SM, O'ahu	(1)3-1-042:006 (por)	Parking Lot Operation	5 acres	90% of Gross Receipts	4/22/2015 (commence) 11/30/2016 (expires)	Projected IFB in 2017
SP0544	Diamond Parking Services LLC	Pali Lookout, O'ahu	(1) 1-9-007: (por)	Parking Lot Operation	3 acres	70% of Gross Receipts	4/25/2015 (commence) 12/31/2016 (expires)	Projected IFB in 2017
SP0545	Diamond Parking Services LLC	Akaka Falls State Park, Hawaii'i	(3) 2-8-011:018 (por)	Parking Lot Operation	2 acres	70% of Gross Receipts	4/25/2015 (commence) 12/31/2016 (expires)	Projected IFB in 2017

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SP0408	Republic Parking Northwest, Inc.	Hapuna Beach SRA, Hawaii	(3)6-6-002:031, 035	Parking Lot Operation	n/a	\$16,100(Base rent), 75% gross Receipts (\$193,200/annum)	4/1/2013 (commence) 12/31/2016(expires)	Projected IFB in 2017
SP0500	Republic Parking Northwest, Inc.	Iao Valley State Park, Maui		Parking Lot Operation	n/a	\$19,100 (Base rent) 71% gross Receipts (\$229,200/annum)	1/1/2013 (commence) 12/31/2016 (expires)	Projected IFB in 2017
SP0039	Kikialoa Realty Inc. dba The Lodge at Kokee	Waimea, Kauai, Hawaii Lots A, C, D, E, F.	(4) 1-4-001:013 (Portion)	Concession Purposes	.092 acres	\$18,841.75/month (\$226,101/annum)	7/1/2004 (commence) 12/31/2006 (expires)	No revocable permit document issued

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