

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

JADE T. BUTAY  
INTERIM DIRECTOR

Deputy Directors  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN  
DARRELL T. YOUNG

IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE LOUNGE  
TO UNITED AIRLINES, INC.  
DIAMOND HEAD CONCOURSE  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-003: 065 (PORTION)

O'AHU

APPLICANT/LESSEE:

UNITED AIRLINES, INC. (UAL), whose mailing address is 300 Rodgers Boulevard,  
Unit 35, Honolulu, Hawai'i 96819.

LEGAL REFERENCE:

Section 171-55 (b), Hawai'i Revised Statutes (HRS).

LOCATION AND TAX MAP KEY:

Portion of Building No. 360, Diamond Head Concourse, Third Level, at the Daniel K.  
Inouye International Airport (Airport), Island of O'ahu, State of Hawai'i, identified by  
Tax Map Key: 1<sup>st</sup> Division, 1-1-003: 065 (Portion).

AREA:

Building/Room No. 373-321A, containing an area of approximately 3,084 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)

LAND TITLE STATUS:

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

**ITEM M-12**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE LOUNGE, UNITED  
AIRLINES, INC, DIAMOND HEAD CONCOURSE  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
Page 2

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, setting aside a portion of the Airport under the control and management of the, State of Hawai'i Department of Transportation, Airports Division, (Airports Division), for Airport Purposes.

CHARACTER OF USE:

UAL will use the space as an International Airline Lounge, as part of its Signatory Airline Carrier Operations at the Airport.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$17,681.60 (as determined from the Airports Division Signatory Rates and Charges Hawai'i Airports System, effective July 1, 2017).

The Airports Division Signatory Carriers Rates and Charges, Hawai'i Airports System for Fiscal Year 2018 is \$68.80 per square, per annum.

SECURITY DEPOSIT:

Three (3) times the monthly rental in effect

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>    </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>    </u>
Good standing confirmed:	YES <u>X</u>	NO <u>    </u>

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai'i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai'i 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 Hawai'i, Department of Transportation (DOT), dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN AIRLINE LOUNGE, UNITED  
AIRLINES, INC, DIAMOND HEAD CONCOURSE  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
Page 3

maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

Airports Division consulted with the U.S. Federal Aviation Administration (FAA) as to the appropriateness of the citation of the Environmental Exemption Class from the Comprehensive list for the DOT, dated November 15, 2000. The FAA concurred on the appropriateness.

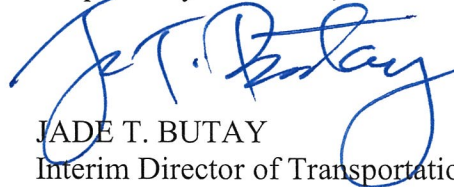
REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the DOT proposes to issue a month-to-month revocable permit to UAL for an Airline Lounge as part of its Signatory Airline Carrier Operation at the Airport.

RECOMMENDATION:

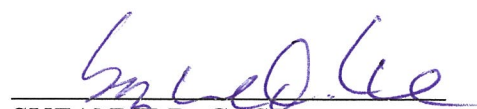
That the Board authorize the DOT to issue a direct lease to UAL, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,



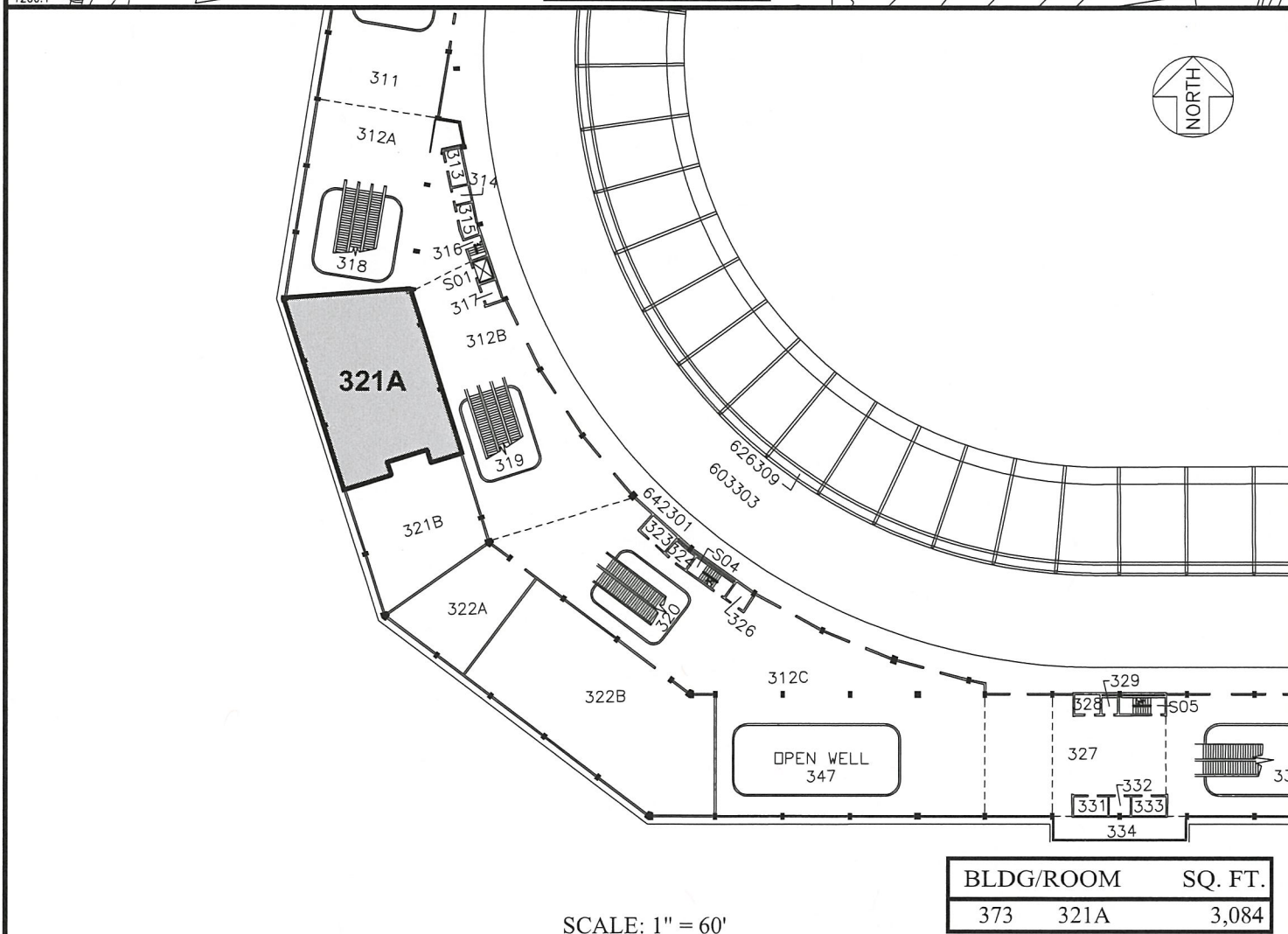
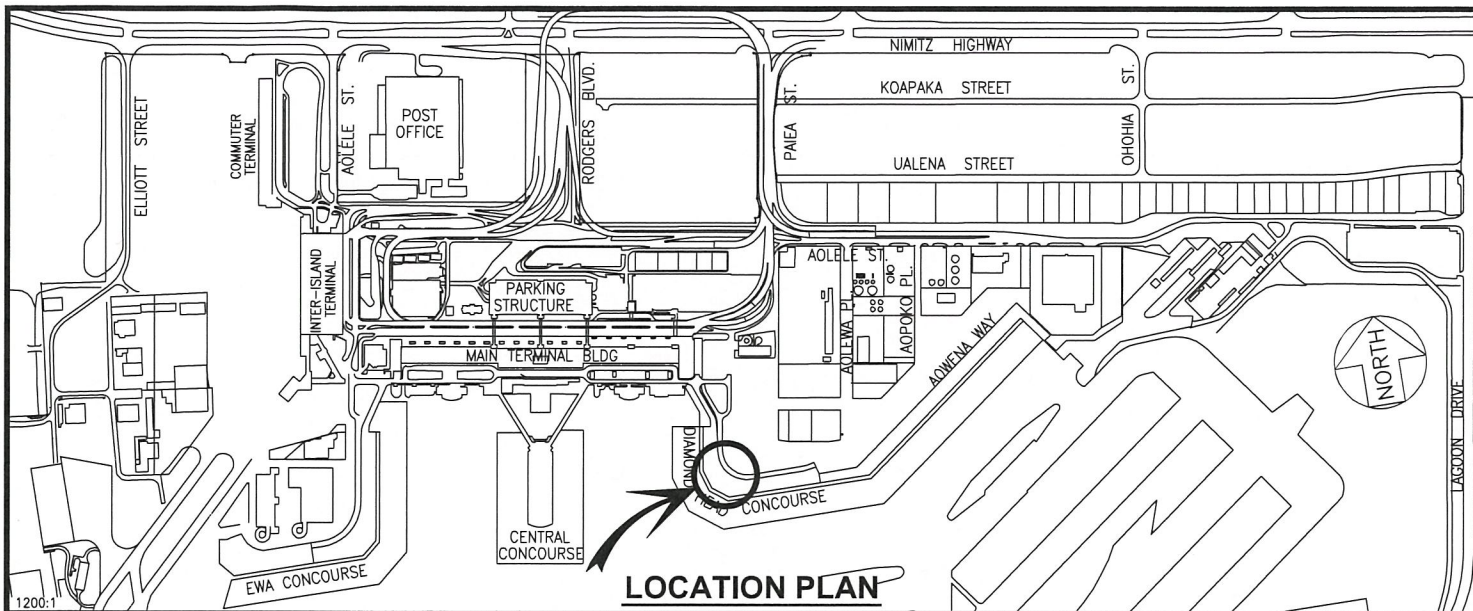
JADE T. BUTAY  
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member





DATE : NOVEMBER 2017

EXHIBIT: **A**



Airports Division

UNITED AIRLINES, INC.

BUILDING 373  
DIAMOND HEAD CONCOURSE  
THIRD LEVEL

373321A

PLAT M3

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

N:\AIRPORTS\HNL\_HONOLULU\CAD\PM\HNL\_373321A-02.DWG