

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
Leasing Services Branch  
Honolulu, Hawaii 96813

March 23, 2018

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

OAHU

Renewal of Revocable Permit for three (3) current tenants located at the State Capitol, 415 S. Beretania Street, basement (Chamber level), Honolulu, Hawaii 96813.  
TMK: (1) 2-1-024-001 & 008

APPLICANT:

Access Media Services, a Hawaii Corporation, who occupies room 40-A  
Oahu Publications, Inc. dba The Honolulu Star-Advertiser, who occupies room 40-B  
The Associated Press, a New York corporation, who occupies room 40-D

LEGAL REFERENCE:

Section 171-11 and 171-55, Hawaii Revised Statutes, as amended and Executive Order No. 1600.

LOCATION:

Portion of the State Capitol building located at 415 South Beretania Street, room 40-A,B and D, as shown on the two (2) attached maps labeled Exhibit A.

AREA:

Room 40-A (Access Media) containing an area of approximately 100.7 usable 113.26 rentable) square feet; Room 40-B (Oahu Publications, dba The Honolulu Star-Advertiser) containing an area of approximately 297.1 usable (334.16 rentable) square feet; Room 40-D (The Associated Press) containing an area of approximately 93.9 usable (105.61 rentable) square feet; common area entry of approximately 97.5 usable square feet.

ZONING:

State Land Use District: Urban  
County of Honolulu CZO: Public facility

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State  
Constitution: YES \_\_\_\_\_ NO   x  

**ITEM M-4**

CURRENT USE STATUS:

The State Capitol is occupied by the Hawaii State Legislature, the Governor, and Lt. Governor. There is a media room in the Chamber level, which is separated into four (4) small offices ranging from 100 to 297 usable square feet.

CHARACTER OF USE:

The space is used primarily for media offices, and for the purpose of providing immediate access to the legislative process and reporting to the public on legislative related matters.

The current media occupants are: Access Media Services, a Hawaii corporation, Oahu Publications dba The Honolulu Star-Advertiser, and The Associated Press, a New York corporation.

The Department of Public Safety, Capitol Security was assigned one of the offices to provide needed space for staff who provide security for the State Capitol.

LEASE TERM:

Month-to-month for one (1) year, subject to approvals by the Board of Land and Natural Resources for extensions for additional one (1) year periods.

COMMENCEMENT DATE:

July 1, 2018

MONTHLY RENT:

Fair market rents, as determined by DAGS, to be \$2.05 per rentable square foot, not including interior janitorial services except for trash removal), real property taxes and parking.

SECURITY DEPOSIT:

Twice the monthly rent.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Accounting and General Services, reviewed and concurred by the Environmental Council on June 26, 1996, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "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." The parties consulted are DLNR, Land Division and DAGS. See Exhibit B.

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>
Applicant in good standing confirmed:	YES	<u>  x  </u>	NO	<u>      </u>

REMARKS:

The original revocable permits for the tenants have expired and the tenants would like to continue their occupancy.

RECOMMENDATION: That the Board:

Authorize the issuance of a revocable permits to all three (3) existing tenants at the State Capitol (Access Media Services, Associated Press, and Oahu Publications, Inc. dba The Honolulu Star-Advertiser) for purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

- A. Approve a Declaration of Exemption from the requirement of Chapter 343-6, Hawaii Revised Statutes for continuing Administrative Activities;
- B. The standard terms and conditions of the most current revocable permit form, as may be amended from time to time;
- C. Review and approval by the Department of the Attorney General; and
- D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



\_\_\_\_\_  
Roderick K. Becker  
Comptroller

APPROVED FOR SUBMITTAL:



\_\_\_\_\_  
Suzanne Case, Chairperson

**EXEMPTION NOTIFICATION**

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Annual Renewal of Three (3) Revocable Permits

Reference No.: Not applicable

Project Location: Honolulu, Oahu, Tax Map Key: (1) 2-1-024-001 & 008

Description: Annual renewal of three (3) revocable permits in State Capitol.

Chap. 343 Trigger: Use of State Land

Exemption Class: In accordance with the Exemption List for the Department of Accounting and General Services, reviewed and concurred by the Environmental Council on June 26, 1996, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "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"

The request pertains to the annual renewal of three (3) existing revocable permits at the State Capitol. There is no plan for any improvements at the moment. Staff believes that the request would involve negligible or no expansion or change in use of the subject area beyond that previously existing.

Consulted Parties: Department of Land and Natural Resources, Land Division.

Recommendation: That the Board finds this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

**EXHIBIT B**