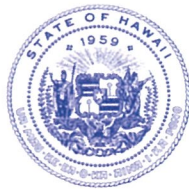


DAVID Y. IGE  
GOVERNOR



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

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

ISSUANCE OF A FACILITIES LEASE ENCOMPASSING OFFICE AND  
WAREHOUSE SPACE BY NOTICE OF PUBLIC AUCTION  
2909 UALENA STREET  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-04:11

O'AHU

REQUEST:

Issuance of a Facilities Lease for the use, operation, and maintenance of office and warehouse space for commercial/industrial use at the Daniel K. Inouye International Airport (Airport) by Notice of Public Auction.

LEGAL REFERENCE:

Sections 171-14, -16, -17, -41, and other applicable sections of Chapter 171, Hawai'i Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

2909 Ualena Street, City and County of Honolulu, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-04:11

PREMISES:

Area/Space No. 005-121, consisting of approximately 21,596 square feet;  
Building/Room No. 198-101, consisting of approximately 2,374 square feet;  
Building/Room No. 198-102, consisting of approximately 798 square feet;  
Building/Room No. 198-103, consisting of approximately 4,680 square feet; and  
Building/Room No. 198-104, consisting of approximately 4,784 square feet, as shown and delineated on the attached map labeled Exhibit A.

**ITEM M-2**

BLNR – ISSUANCE OF A FACILITIES LEASE ENCOMPASSING OFFICE AND  
WAREHOUSE SPACE BY NOTICE OF PUBLIC AUCTION  
2909 UALENA STREET  
Page 2

ZONING:

State Land Use District: Urban  
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Non-ceded - Direct purchase from private land owner  
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: YES  NO

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a portion of the Airport under the control and management of the Department of Transportation, Airports Division (DOTA), State of Hawai'i, for Airport purposes.

DOTA acquired the subject property together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid 1990's from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

Operation, and maintenance of office and warehouse for commercial/industrial purposes.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the Lease.

MINIMUM UPSET:

Annual Lease Rental. \$204,734.40 per annum, based on the fair market rental rates established in the Airports Division Procedures No. 4.5 (Schedule of Rates and Charges) for the Airport.

PERFORMANCE BOND:

The Sum equal to three (3) times the monthly lease rental in effect.

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

REMARKS:

In accordance with Sections 171-14, -16, -17, -41 and other applicable sections of Chapter 171, HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by Notice of Public Auction, the Department of Transportation (DOT) proposes to issue a facilities lease for commercial/industrial purposes by notice of public auction.

RECOMMENDATION:

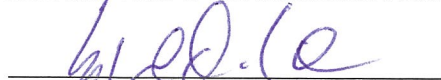
That the Board authorize the DOT issue a facilities lease by Notice of Public Auction, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests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

Respectfully submitted,

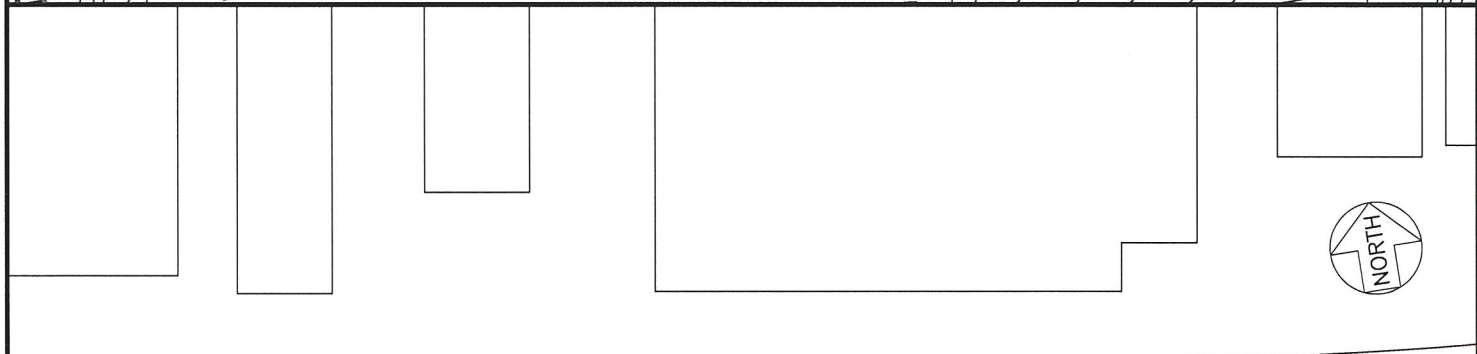
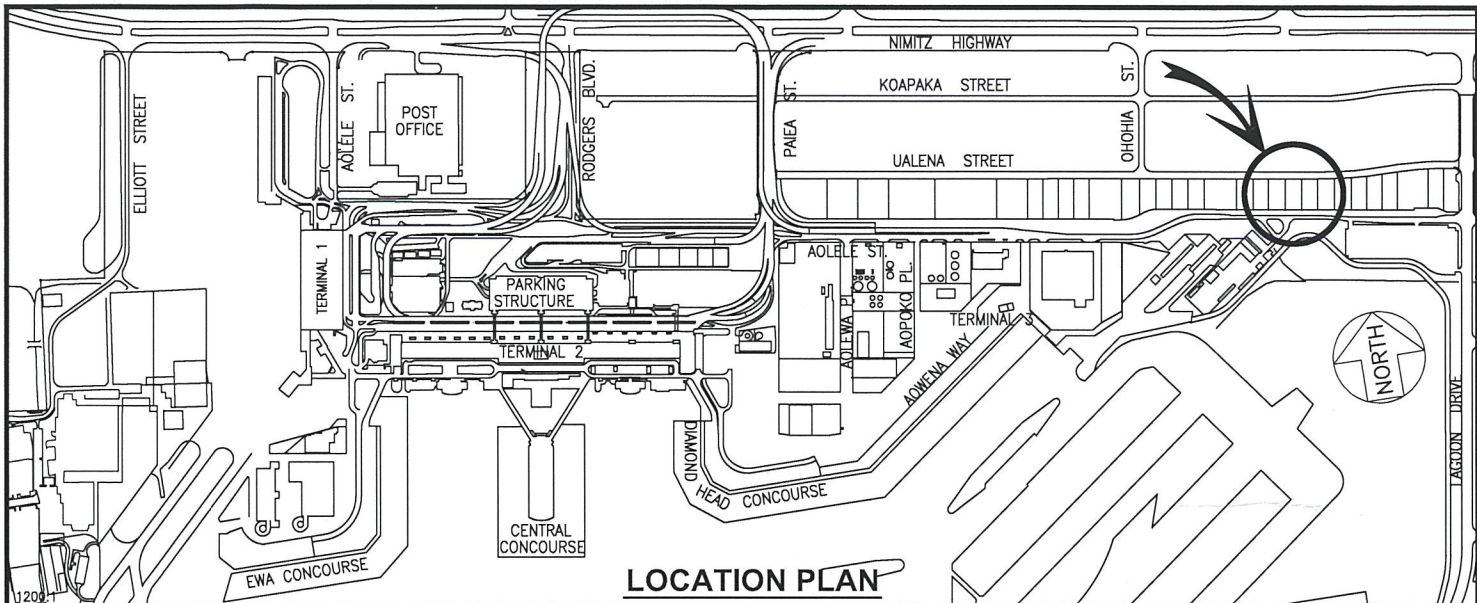


JADE T. BUTAY  
Director of Transportation

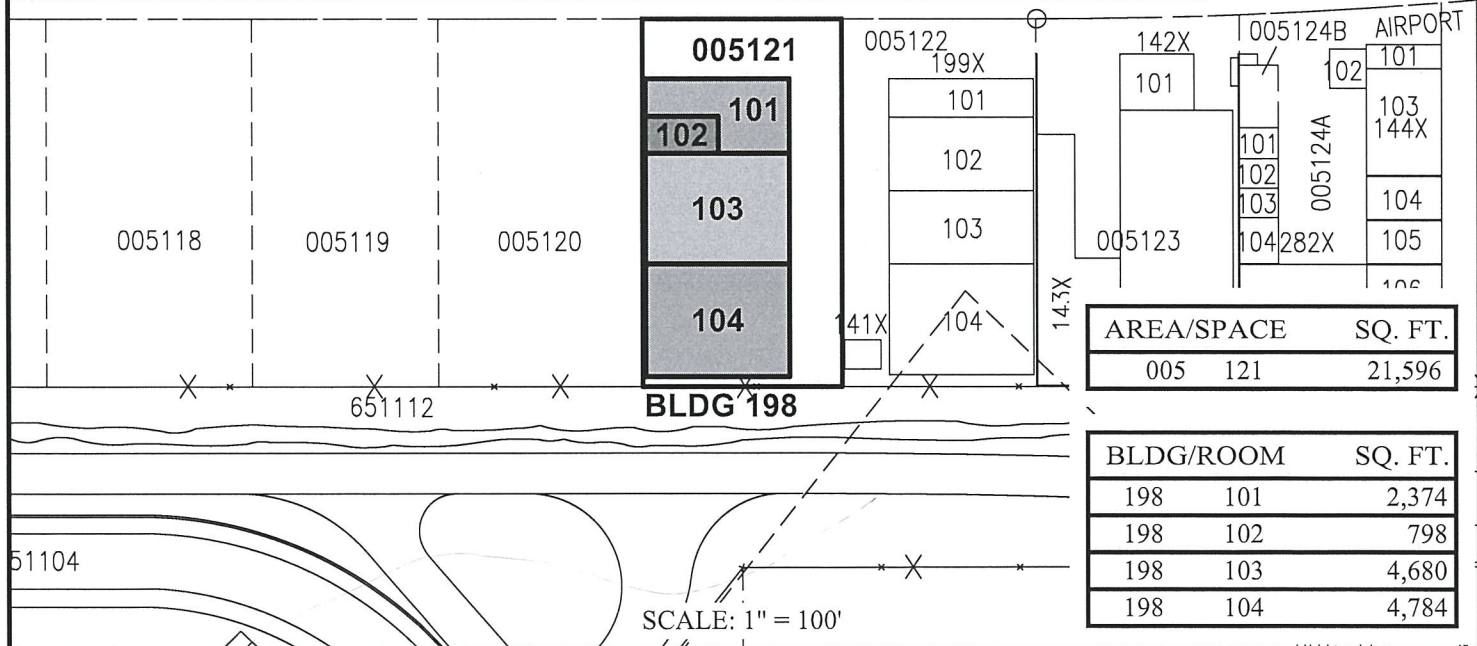
APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
SUZANNE D. CASE  
Chairperson and Member





UALENA STREET



AREA/SPACE	SQ. FT.
005 121	21,596

BLDG/ROOM	SQ. FT.
198 101	2,374
198 102	798
198 103	4,680
198 104	4,784

DATE : AUGUST 2019

EXHIBIT: **A**



2909 UALENA STREET

198101-  
198104

PLAT 16