

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. SNIFFIN

IN REPLY REFER TO:

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

ISSUANCE OF A HANGAR FACILITIES LEASE FOR FIXED-WING GENERAL  
AVIATION OPERATIONS BY NOTICE OF PUBLIC AUCTION  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-72: 23

O'AHU

REQUEST:

Issuance of a hangar facility for fixed-wing general aviation operations, to include but not limited to aircraft repair and maintenance, flight training, aircraft rental, and aerial surveying or photography at the Daniel K. Inouye International Airport (Airport) by notice of public auction.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Located on the South Ramp of the Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-72: portion of 23.

AREA:

Building/Room No. 212-100, consisting of an area of approximately 6,636 square feet; and Area Space No. 009-116, consisting of an area of approximately 19,241 square feet, of Improved, paved, land, 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-3**

BLNR – ISSUANCE OF A HANGAR FACILITIES LEASE FOR FIXED-WING GENERAL AVIATION OPERATIONS BY NOTICE OF PUBLIC AUCTION

Page 2

LAND TITLE STATUS:

Section 5(b) lands (ceded) of the Hawai'i Admission Act.

DHHL 30% entitlement lands pursuant to the Hawai'i Admission Act YES \_\_ NO X

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 Department of Transportation, Airports Division (DOTA), State of Hawai'i, for Airport Purposes.

CHARACTER OF USE:

Fixed-Wing General Aviation Hangar Facility.

TERM OF LEASE:

Ten (10) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

MINIMUM UPSET ANNUAL RENTAL AND RENTAL REOPENINGS:

Years 1 – 5 \$119,957.80 per annum (as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide).

Years 6 – 10 115% x the annual rent for year 5 of the Lease term.

PERFORMANCE BOND:

The sum equal to three (3) times the monthly annual rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area is covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State and Federal document dated September 1989, and published in the October 23, 1989 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and DOTA environmental best management practice will address minimal impacts from this action.

BLNR – ISSUANCE OF A HANGAR FACILITIES LEASE FOR FIXED-WING GENERAL AVIATION OPERATIONS BY NOTICE OF PUBLIC AUCTION

Page 3

REMARKS:

In accordance with Sections 171-14, -16, -17, -41, and other applicable sections of Chapter 171 HRS, as amended, 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 Hangar Facilities Lease for fixed-wing general aviation operations, to include but not limited to small aircraft repair and maintenance, flight training, aircraft rental, and aerial surveying or photography.

RECOMMENDATION:

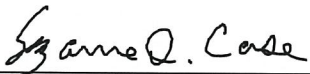
That the Board authorize the DOT to issue a Hangar Facilities Lease by Notice of Public Auction, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best 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,



JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member

