

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
400 Rodgers Boulevard, Suite 700
Honolulu, Hawaii 96819-1880

July 26, 2021


JADE T. BUTAY
DIRECTOR

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

IN REPLY REFER TO:

AIR-PM
21.0677

TO: (1) JADE T. BUTAY, DIRECTOR
(2) SUZANNE D. CASE, DIRECTOR - DLNR
C/O DARLENE FERREIRA
(3) L. ABBY LAREAU, SUPERVISOR, AIR-PM

FROM: ROSS M. HIGASHI 
DEPUTY DIRECTOR – AIRPORTS

SUBJECT: TO AMEND CONCESSION LEASE NO. DOT-A-92-0014
FOR AN OFFICE SPACE
HOST INTERNATIONAL, INC.
RESTAURANT AND LOUNGE CONCESSION
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001-236

Attached is the subject submittal for your approval. Please have submittal placed on the next Land Board agenda.

If there are any questions, please call Gavin Lai at 838-8609.

Attachment

ITEM M-7

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 Hawai'i
Honolulu, Hawai'i

TO AMEND CONCESSION LEASE NO. DOT-A-92-0014
FOR AN OFFICE SPACE
HOST INTERNATIONAL, INC.
RESTAURANT AND LOUNGE CONCESSION
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001-236

MAUI

PURPOSE:

To amend the existing Restaurant and Lounge Concession Lease No. DOT-A-92- 0014 at Kahului Airport to add an office space. Under Article III. (Premises) of the Lease, the specific areas assigned or provided for the concession activity may be changed at the discretion of the Director of Transportation.

APPLICANT:

Host International, Inc. (HOST), whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LEGAL REFERENCE:

Chapters 102 and Section 261-7, Hawai'i Revised Statutes, as amended. Act 46, Session Laws of Hawai'i 2012, as amended by Act 126 Session Laws.

LOCATION AND TAX MAP KEY:

Portion of Kahului Airport, Terminal Complex, Island of Maui, Hawai'i
Tax Map Key: 2nd Division, 3-8-001-236.

ZONING:

State: Urban
County: Airport

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FOR AN OFFICE SPACE
HOST INTERNATIONAL, INC.
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LAND TITLE STATUS:

Section 5(a) and 5(b) lands of the Hawai'i Admission Act: Non-Ceded
DHHL 30% entitlement lands: No

TERM:

Concession Lease No. DOT-A-92-0014 commenced on October 1, 1992 and continues through September 30, 2022.

ADDITIONAL PREMISES:

Building/Room No. 346-212, containing an area of approximately 103 sq. ft.

IMPROVEMENTS:

HOST at its own cost and expense, shall be responsible for any renovation, upgrade, remodeling and improvements to the additional space.

RENTAL:

\$3,275.40 annually plus utilities (based upon the minimum rental rate of \$31.80 per square foot per annum, as determined from the Schedule of Rates and Charges established by appraisal of Airport property statewide).

DCCA VERIFICATION:

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

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division (HDOT-A), has determined that the subject land area and use is covered by the Kahului Airport Terminal Complex Expansion Negative Declaration, published by the Environmental Quality Commission (EQC) in the September 8, 1981, issue of the EQC Bulletin. Accordingly, all relevant mitigation from the Negative Declaration and best management practices will be implemented to address the minimum impacts of this action.

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HOST INTERNATIONAL, INC.
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REMARKS:

The Department of Transportation Airports Division reviewed and determined that the additional premise is integral to support Host's Restaurant and Lounge Concession at the Airport.

RECOMMENDATION:

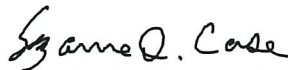
That the Board approve and authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General.

Respectfully submitted,

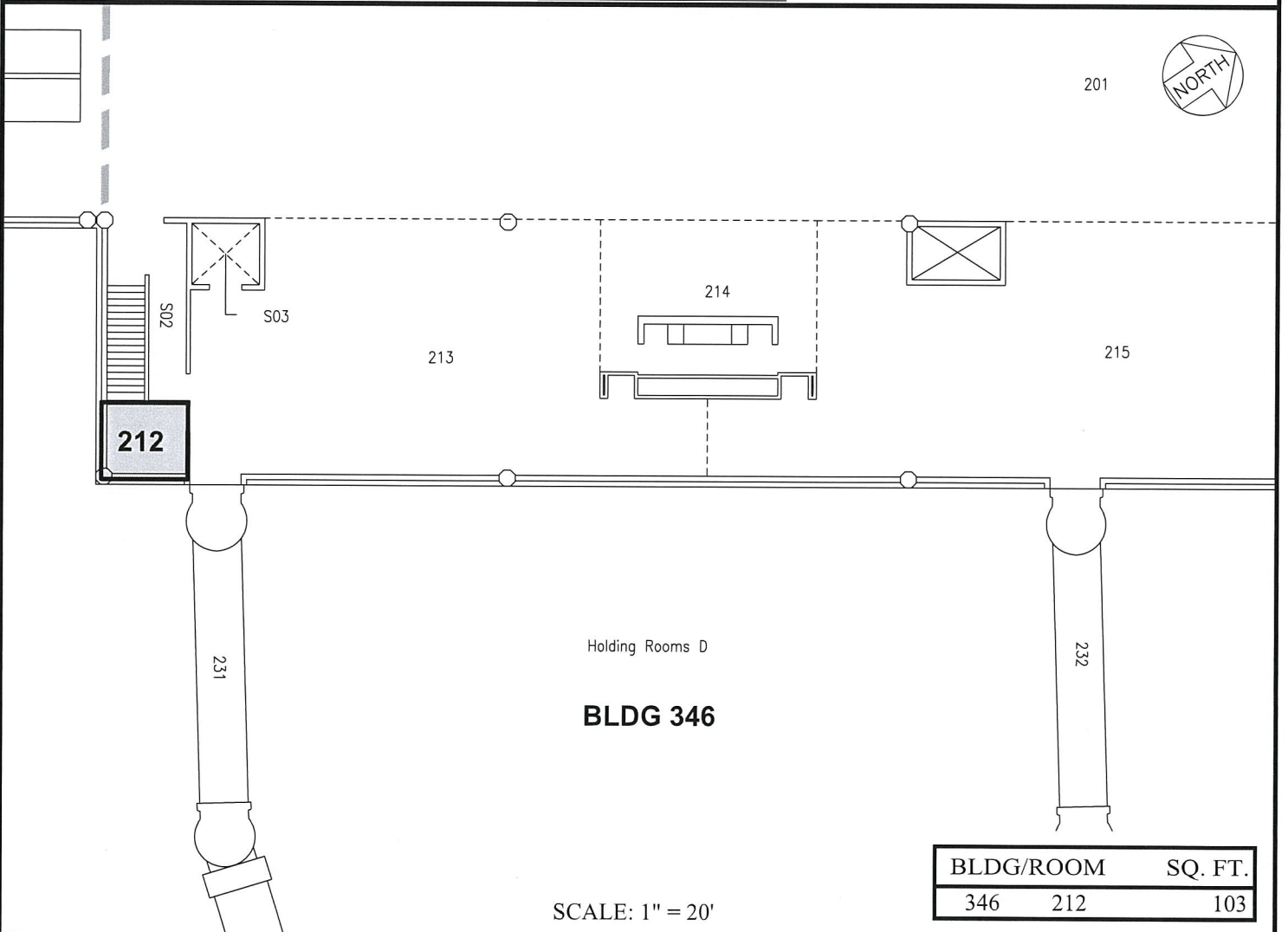
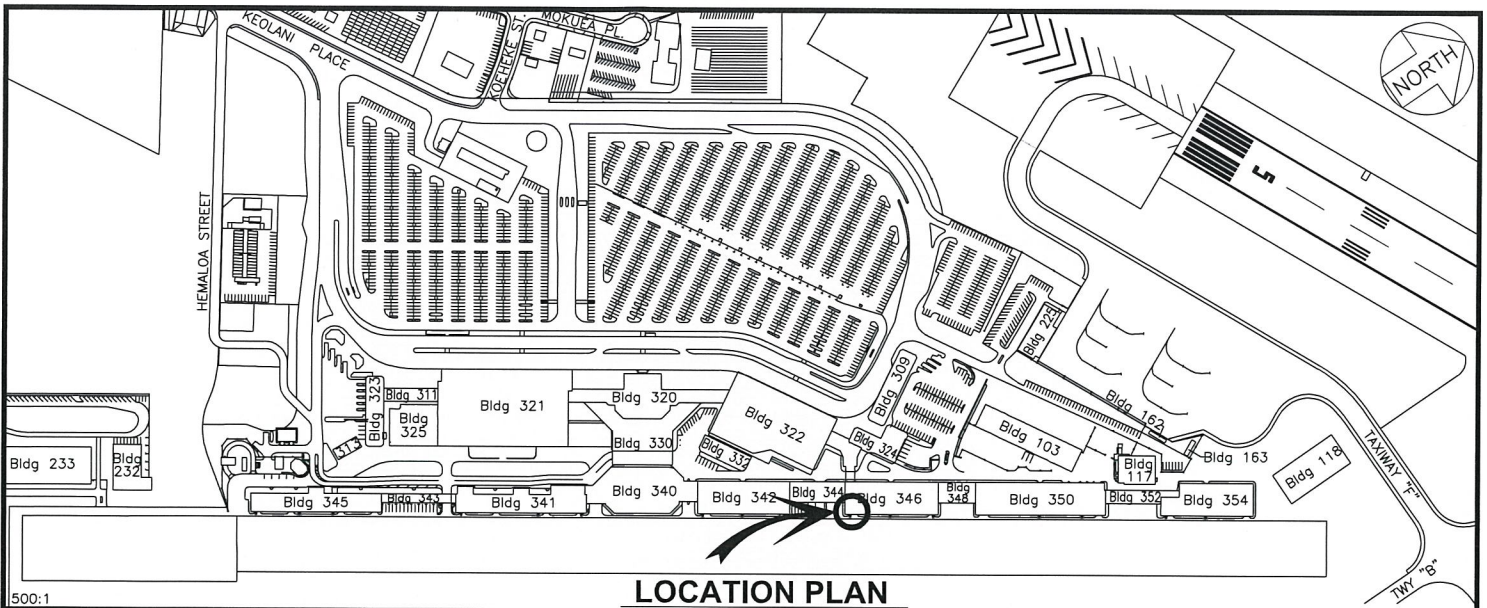


JADE T. BUTAY
Director of Transportation

APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



DOTA-92-0014

DATE : JUNE 2021

EXHIBIT: **M**



Airports Division

HOST INTERNATIONAL, INC.

**BUILDING 346
HOLDING ROOMS D
SECOND LEVEL**

346212
PLAT A1, 35