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

ISSUANCE OF AMENDMENT NO. 2 TO CONCESSION AGREEMENT NO. DOT-A-16-0001 FOR ADDITIONAL AUTOMOBILE PARKING FACILITIES SP PLUS CORPORATION ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE TAX MAP KEY: (3) 7-3-43: 003 (PORTION) HAWAI‘I

PURPOSE:

To amend the existing Concession Agreement No. DOT-A-16-0001 at the Ellison Onizuka Kona International Airport at Keāhole for additional Automobile Parking Facilities. Under Article IV. (Premises and Use) of the Agreement, the specific areas assigned or provided for the concession activity may be changed at the discretion of the State.

LEGAL REFERENCE:

Chapter 102 and Section 261-7, Hawai‘i Revised Statutes, as amended.

APPLICANT:

SP Plus Corporation (SP Plus), whose business address is 1301 East Ninth Street, Suite #1050, Cleveland, Ohio 44114.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keāhole (KOA), Kailua-Kona, Island of Hawai‘i, identified by Tax Map Key: 3rd Division, 7-3-43:003 (Portion).

ZONING:

State Land Use District: Urban & Conservation
County of Hawai‘i: Industrial (MG-1a) and Open

ITEM M-11
LAND TITLE STATUS:

Section 5(a) lands of the Hawai‘i Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawai‘i Admission Act YES NO X

TERM:

To run for the balance of the term of the existing Concession Lease that expires on January 1, 2023.

ADDITIONAL PREMISES:

Area 004, Space 107, containing an area of approximately 25,719 square feet total, as delineated on the attached map labeled Exhibit D; and
Area 006, Space 104B, containing an area of approximately 2,000 square feet total, as delineated on the attached map labeled Exhibit D; and
Area 600, Space 130B, containing an area of approximately 8,160 square feet total, as delineated on the attached map labeled Exhibit D; and
Area 820, Space 106B, containing an area of approximately 21,519 square feet total, as delineated on the attached map labeled Exhibit D; and
Area 610, Space 153, containing an area of approximately 1,620 square feet total, as delineated on the attached map labeled Exhibit E; and
Area 610, Space 177, containing an area of approximately 2,614 square feet total, as delineated on the attached map labeled Exhibit E.

IMPROVEMENTS:

SP Plus at its own cost and expense shall be responsible for any renovation, upgrade, remodeling and improvements to the additional Parking Facilities.

RENTAL:

All revenue generated by the additional Parking Facilities shall be reported as Gross Receipts under the Concession Agreement.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO
Registered business name confirmed: YES X NO
Good standing confirmed: YES X NO
CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The Department of Transportation (DOT) has determined that the minimal impacts of this action are exempt, pursuant to Hawaii Administrative Rules, Section 11-200.1-16 (b); the impact of leasing space on an existing paved area are de minimis.

REMARKS:

The Department of Transportation and SP Plus entered into that certain Concession Agreement No. DOT-A-16-0001, effective September 1, 2016, for the Management and Operation of the Automobile Parking Facilities at the Ellison Onizuka Kona International Airport at Keāhole. The additional Parking Facilities are integral to SP Plus’ operational capabilities and the Airport will benefit from higher revenue and enhance service to the traveling public.

RECOMMENDATION:

That the Board approve and authorize: (1) the Department of Transportation to amend Article IV. (Premises and Use) of the subject Agreement 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