



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

FEBRUARY 25, 2022

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

ISSUANCE OF A FACILITIES LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF
THE U.S. DEPARTMENT OF AGRICULTURE
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-03: PORTION OF 40

O'AHU

APPLICANT:

U.S. General Services Administration on behalf of the U.S. Department of Agriculture (GSA/USDA), whose business and mailing address is 300 Rodgers Boulevard, Honolulu, Hawai'i 96819.

LEGAL REFERENCE:

Section 171-59 (b), and other applicable sections of Chapter 171, Hawai'i Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

Building 349, located at 300 Rodgers Boulevard, Honolulu, Hawai'i, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 1-1-03: portion of 40.

AREA:

Building/Room No. 349-000, containing approximately 7,337 square feet (2-story masonry office building consisting of ground, vestibule, and mezzanine); and Area/Space No. 660-102, containing approximately 60 square feet, 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)

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LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admission Act (Non-Ceded).

DHHL 30% entitlement lands pursuant to the Hawai'i Admission Act YES ☐ NO ☒

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:

GSA/USDA will use the facility for administrative purposes to support Animal and Plant Health Inspection Services (APHIS) at the Airport.

TERM OF LEASE:

Twenty (20) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

MINIMUM UPSET ANNUAL RENTAL AND RENTAL REOPENINGS:

Years 1 - 5 \$132,066 per annum (as determined by fair market value appraisal).

Years 6 - 10 115% x the annual rent for year five (5) of the Lease term.

Years 11 - 15 115 % x the annual rent for year ten (10) of the Lease term.

Years 16 – 20 Fair Market Value Appraisal.

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. AO1011-033. 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 the DOTA environmental best management practice will address minimal impacts from this action.

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REMARKS:

In accordance with Sections 171-59 (b), and other applicable sections of Chapter 171 HRS, as amended, relating generally to Management and Disposition of Public Lands, and relating specifically to the Disposition by Negotiation, the Department of Transportation (DOT) proposes to issue a directly negotiated Facilities Lease to GSA/USDA for the purpose of administrative offices to support APHIS operations at the Airport.

RECOMMENDATION:

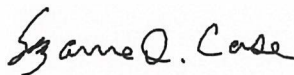
That the Board authorize the DOT to issue a directly negotiated Facilities Lease to GSA/USDA, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve 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,

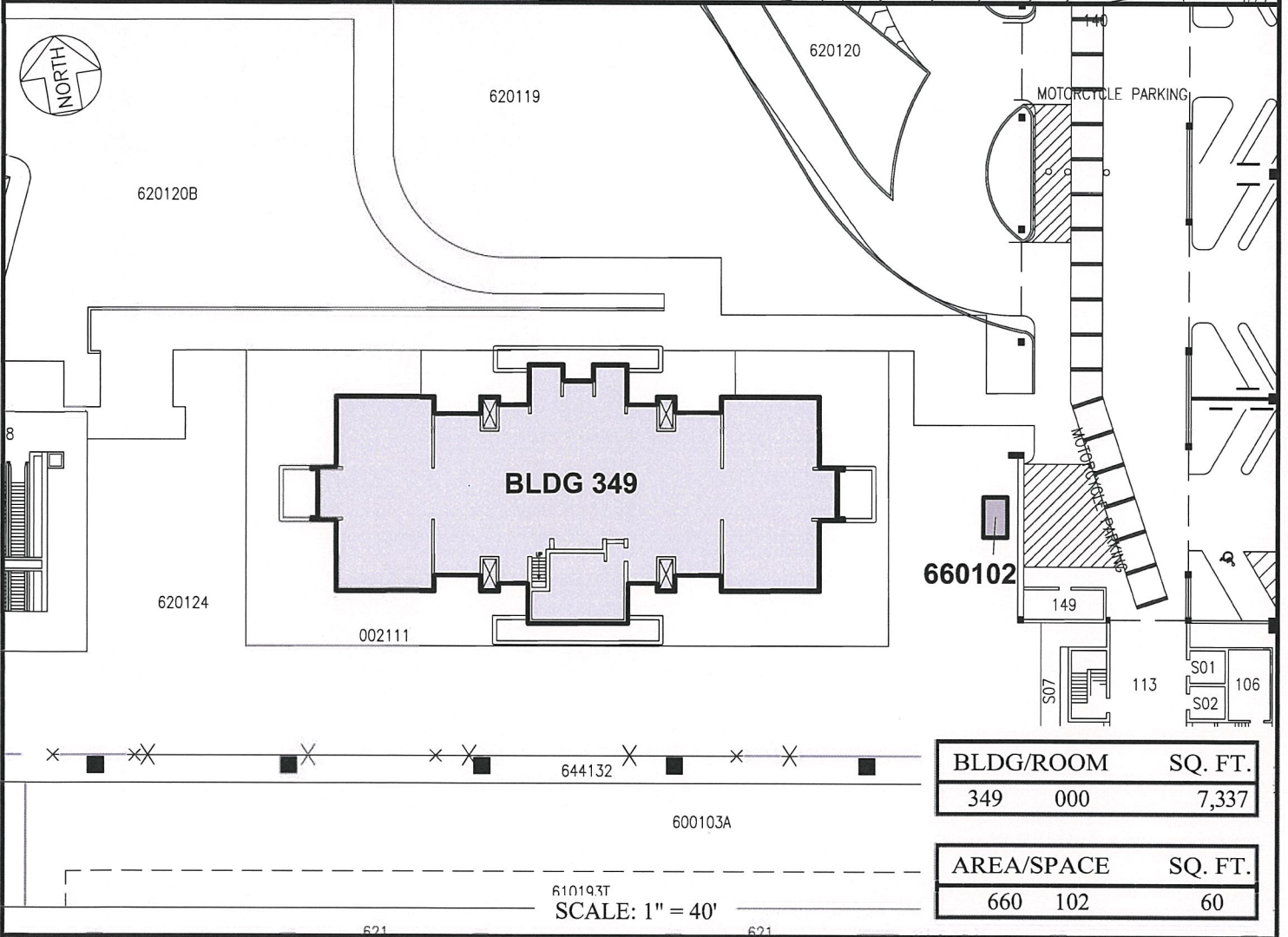
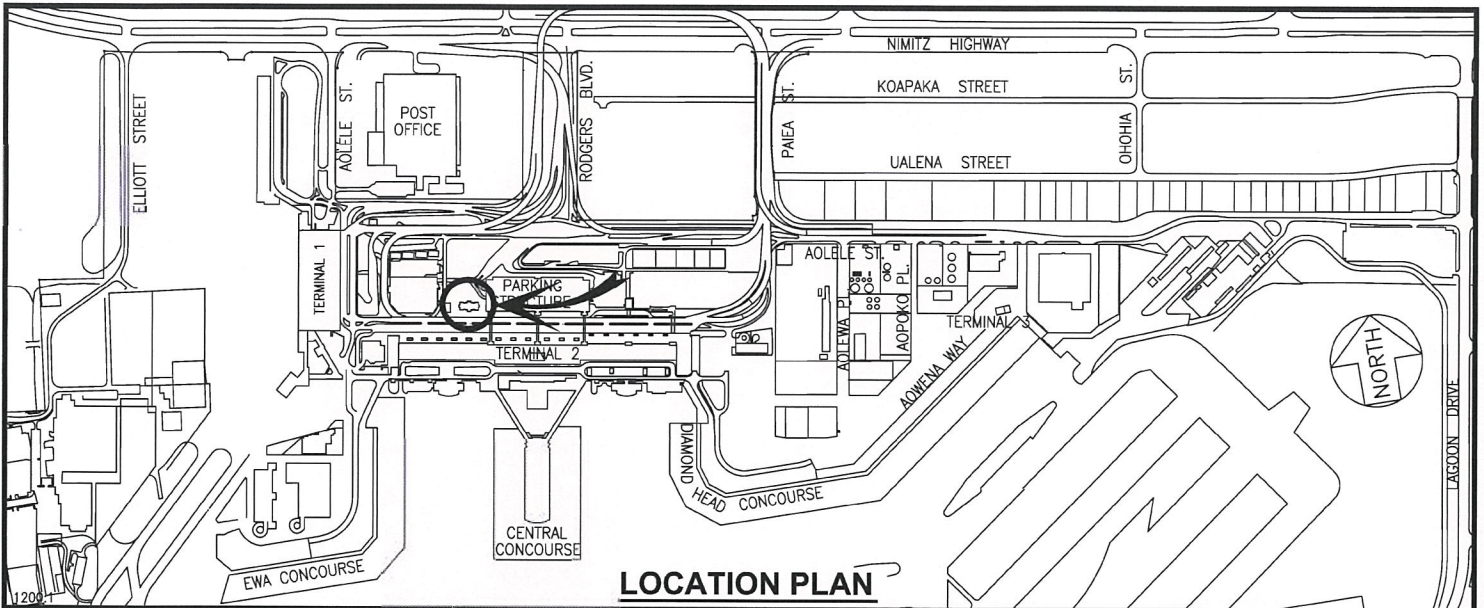


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



BLDG/ROOM	SQ. FT.
349 000	7,337

AREA/SPACE	SQ. FT.
660 102	60

DATE : SEPTEMBER 2021

EXHIBIT: **A**



US GENERAL SERVICES
ADMIN/USDA

BUILDING 346
GROUND LEVEL

349000
660102
PLAT D1, 15

Adopted Sign Transaction Number: CB\CHBCAABA\WVrW4KokRTW-SN\I706o9wOWb3lRtA-C

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DANIEL K. INOUE INTERNATIONAL AIRPORT