

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i

July 22, 2022

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

Kaua'i

Amend Prior Board Action of December 10, 2021, Item E-2, Approval of 15-Year General Lease to Hawaii Conference Foundation, an Eleemosynary Organization, for Commercial Public Camping and Lodging Purposes at Lot 56 situated at Kōke'e, Waimea, (Kona), Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:027

BACKGROUND:

At its meeting of December 10, 2021, Item E-2, the Board of Land and Natural Resources (Board) approved the request of the Division of State Parks (DSP) to directly negotiate a 15-year lease with Hawai'i Conference Foundation for commercial public camping and lodging purposes at lot 56, situated at Kōke'e, Waimea (Kona), Kaua'i, Hawai'i, Tax Map Key: (4)1-4-004:027.

The previous submittal did not include a critical recommendation requiring Board approval, namely the waiving of the obligation of lessee to pay an EPA fine in exchange for the installation of a compliant wastewater system. Additionally, the previous submittal contained several technical errors in need of correction.

REMARKS:

The main purpose of this amended submittal is to request the Board approve an additional recommendation approving the fiscal support of the Land Division for the payment of the EPA fine, and the requirement for the installation of a wastewater system by the Applicant.

Additionally, the following technical errors must be amended:

1. Title: The tax map key reflected on the December 10, 2021, board submittal (TMK: (4) 1-4-004:027 A, B) was incorrect and should be corrected to Tax Map Key: (4) 1-4-004:027.

2. Location: The “map and description” in the current Exhibit A (Executive Order No. 3087) is deleted and replaced with the description as shown in Kauai File Folder 3, attached.
3. Current Use Status: The Governor’s Executive Order No. 3087 previously mentioned should be corrected and replaced with Governor’s Executive Order No. 1509.

RECOMMENDATION: That the Board

1. Approve that the assessed fine was paid with the fiscal support of Land Division. Despite the Indemnity language in paragraph 11 of the revocable permit, DSP determined the public would be best served by waiving the obligation for the commitment of HCF to incur the EPA fines. As a trade-off, HCF will, at its own cost, install one (1) new individual wastewater system (IWS). This system is estimated to cost approximately \$31,000.00.
2. All references to “Tax Map Key: (4) 1-4-004:027 A, B” to be replaced with “Tax Map Key: (4) 1-4-004:027.”
3. At LOCATION, prior to “map” add “description and” and the current Exhibit A (Executive Order No. 3087) is deleted and replaced with the description as shown on Kauai File Folder 3.
4. At CURRENT USE STATUS: the following is deleted:

“Encumbered by Governor’s Executive Order No. 3087 to be under the control and management of the Department of Land and Natural Resources, Division of State Parks as an addition to Kōke’e and Waimea State Parks for park purposes.”

And replaced with:

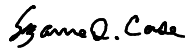
“Encumbered by Governor’s Executive Order No. 1509 to be under the control and management of the Department of Land and Natural Resources, Division of State Parks as an addition to Kōke’e and Waimea State Parks for park purposes.”
5. Affirm that, except as amended hereby, all terms and conditions listed in its December 10, 2021 approval shall remain the same.

Respectfully submitted,



For Curt A. Cottrell
Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources

Attachments:

Exhibit A: Corrected attached map

Exhibit B: December 10, 2021 Board Submittal – Hawai'i Conference Foundation

Exhibit C: December 10, 2021 Minutes/Approved as Amended



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. **KAUAI FILE**
FOLDER 3

November 3, 1966

KOKEE CAMP SITE LOTS

LOT 56

Waimea (Kona), Kauai, Hawaii

Being a portion of Kokee Park
(Governor's Executive Order 1509)

Beginning at a pipe at the northeast corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KOKEE" being 829.32 feet North and 1877.13 feet West, as shown on H.S.S. Plat 3096, thence running by azimuths measured clockwise from True South:-

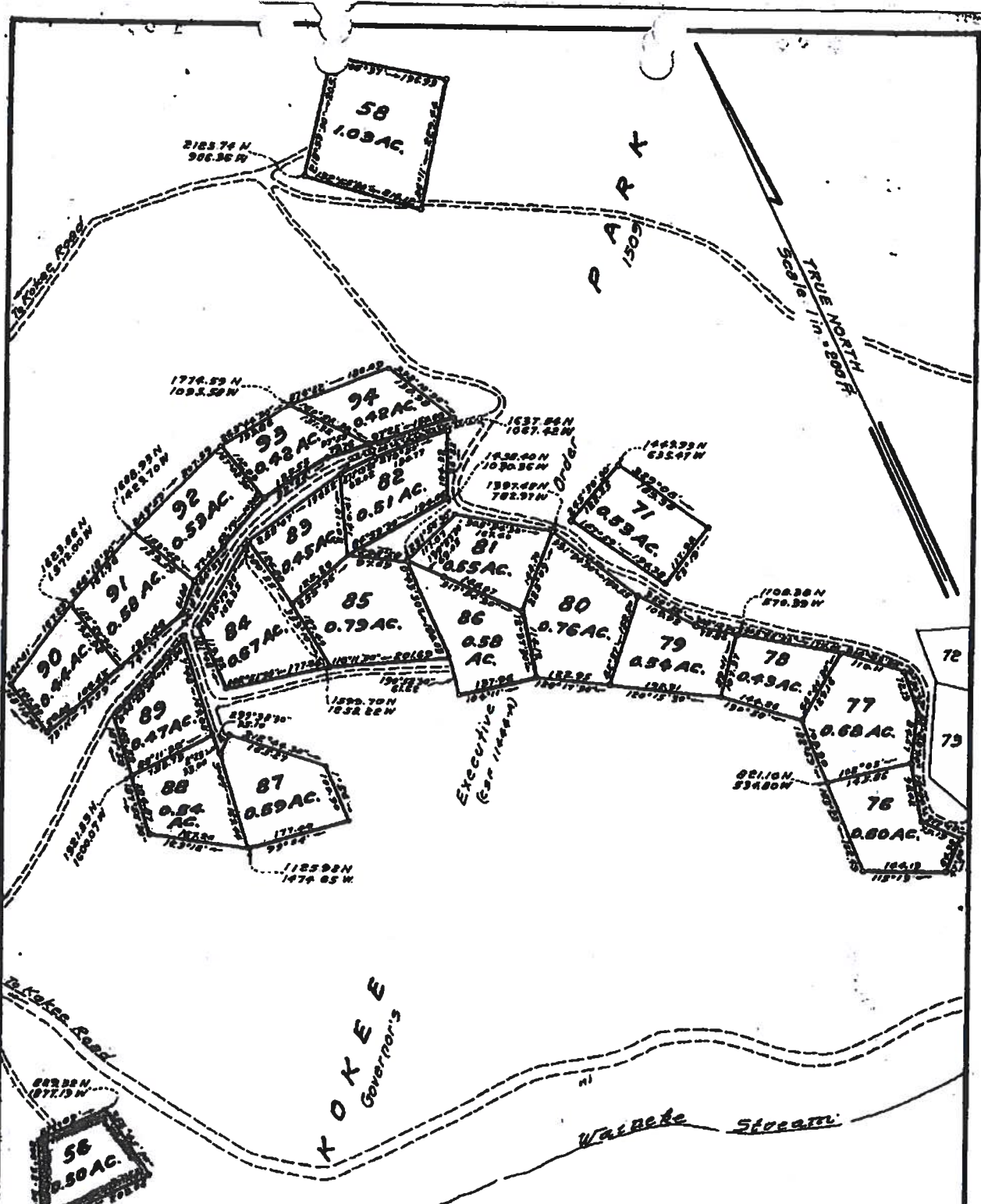
1. 356° 45' 30" 138.58 feet along the remainder of Kokee Park (Governor's Executive Order 1509) to a pipe;
2. 93° 37' 202.06 feet along the remainder of Kokee Park (Governor's Executive Order 1509) to a pipe;
3. 208° 32' 30" 145.82 feet along the remainder of Kokee Park (Governor's Executive Order 1509) to a pipe;
4. 271° 09' 124.16 feet along the remainder of Kokee Park (Governor's Executive Order 1509) to the point of beginning and containing an Area of 0.50 Acre.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: *Akira Taga*
Akira Taga
Land Surveyor bys

Compiled from maps by
Henry Sumida and Associates,
Inc. and Govt. Survey Records.

EXHIBIT "A"



KOKEE CAMP SITE LOTS
LOTS 56, 58, 71, 76, 77, 78, 79, 80, 81, 82, 83,
84, 85, 86, 87, 88, 89, 90, 91, 92, 93 AND 94

Waimea, (Kohā) Kauai, Hawaii.

Scale: 1 inch = 200 feet

JOB K-9686
 C. BK

*All corners marked with pipes
 Coordinates referred to 'KOKEE' A*

TAX MAP 1-4-04
 KAUAI FILE
 ROLLER 3

SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

A.T. Nov. 2, 1966

Sheet 7 of 7 sheets

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i

December 10, 2021

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

Kaua'i

Authorize the Department of Land and Natural Resources, Division of State Parks to Directly Negotiate a Fifteen (15) year Lease with the Hawai'i Conference Foundation, an Eleemosynary Organization, for Commercial Public Camping and Lodging Purposes at Lot 56 situated at Kōke'e, Waimea (Kona), Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:027 A, B.

APPLICANT:

Hawai'i Conference Foundation, a registered 501 (c)(3) nonprofit organization.

LEGAL REFERENCE:

Hawai'i Revised Statutes (HRS) § 171-13, and 171-43.1, as amended

LOCATION:

Lot 56, Kōke'e, Waimea (Kona) Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:027, A and B as shown on the attached map, Exhibit A.

AREA:

Approximately .50 acres, more or less

ZONING:

State Land Use District: Conservation
County of Kaua'i: OP

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

as amended
Approved by the Board of
Land and Natural Resources
at its meeting held on
DEC 10 2021

EXHIBIT B

ITEM E-2

CURRENT USE STATUS:

Encumbered by Governor's Executive Order No. 3087 to be under the control and management of the Department of Land and Natural Resources, Division of State Parks as an addition to Kōke'e and Waimea State Parks for park purposes.

CHARACTER OF USE:

Hawai'i Conference Foundation currently provides children and families access to facilities for camps, retreats, and programs for the welfare of the Kaua'i community.

COMMENCEMENT DATE:

To be determined by the Chairperson.

ANNUAL RENTAL:

Currently paying \$6,800.00 annually. State Parks is requesting the nominal rate of \$480 per annum for the first four (4) years of the lease. Thereafter, in the beginning of the fifth (5th) year of the lease until the lease expiration, the rental rate shall be 5.00% of monthly gross sales for public campground and lodging use as determined by an independent appraisal.

COLLATERAL SECURITY DEPOSIT:

Five Thousand Dollars (\$5,000.00)

CHAPTER 343 ENVIRONMENTAL ASSESSMENT:

In accordance with Hawai'i Administrative Rule §11-200.1-16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, which states, "Operations, repairs or maintenance or existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing, Part I, 10. Operation, repair and maintenance of existing recreational facilities, such as campsites, cabins, shelters, and other similar structures, and the appurtenant support facilities and structures." See attached exemption declaration Exhibit B.

DCCA VERIFICATION:

Place of business registration confirmed: Yes
Registered business name confirmed: Yes
Applicant in good standing confirmed: Yes

REMARKS:

Hawai'i Conference Foundation, an eleemosynary organization, is requesting to directly negotiate with the Division of State Parks for a commercial public camping and lodging lease for a term of fifteen (15) years. HCF currently has a revocable permit which expires on December 31, 2021. HCF has been partnering with the state for many years and provides the community an opportunity for group camping and lodging and being in touch with nature.

BACKGROUND:

For decades, the Waineke cottages have been continuously maintained and used by the Kaua'i Association United Church of Christ as a place for spiritual, recreational, and community growth for hundreds of citizens of Kaua'i. The Hawai'i Conference Foundation and its predecessor organization have held various leases and revocable permits with the Department of Land and Natural Resources and with support of the local community.

In the past some of the groups that have stayed at the Waineke cottages have included:

- Volunteer Kōke'e workers eradicating invasive plants
- Youth groups
- Hula halau preparing for the Emmalani Festival
- The Queen for the Emmalani Festival
- A quilting group making a quilt to be auctioned off to benefit the YWCA women's shelter

The camp was operating until the Environmental Protection Agency (EPA) sent the Department of Land and Natural Resources, Division of State Parks (DSP) a formal Request for Information. Per Revocable Permit SP0191 (formerly SP0395), staff notified HCF to suspend use of the facilities via phone and formal letter. As required by EPA's demand to immediately suspend use and abandon the two (2) large capacity cesspools (LCC), DSP took it upon itself to manage the decommissioning.

The camp suspended operations over a year ago as HCF determined it was not economically feasible or practical to operate the facilities with temporary measures and due to the restrictions associated with the pandemic. HCF has requested a long-term lease to help amortize the cost of one (1) individual wastewater systems (IWS) to serve two existing cabins and existing shower house as approved by the Department of Health to replace the two (2) decommissioned LCCs.

DSP has been waiting to proceed to the Board with a request for a lease after the final settlement was reached with EPA. A fine was assessed and paid with the fiscal support of Land Division. Despite the Indemnity language in paragraph 11 of the revocable permit, DSP determined the public would be best served by

waiving the obligation for the commitment of HCF to incur the EPA fines. As a trade-off, HCF will, at their own cost, install one (1) new individual wastewater system (IWS). This system is estimated to cost approximately \$31,000.00.

HCF will only reoccupy the premises once it has completed the IWS or implemented any interim measures as approved by the Department of Health.

DSP recommends the issuance of a General Lease for a period of fifteen (15) years with the nominal rate of \$480 per annum for the first four (4) years of the lease. Thereafter, in the beginning of the fifth (5th) year of the lease until the lease expiration, the rental rate shall be 5.00% of monthly gross sales for public campground and lodging use as determined by an independent appraisal.

In addition, HCF will install at its sole expense the required wastewater system to accommodate the two (2) existing cabins and one (1) shower house and comply with all applicable County, State, and Federal laws.

RECOMMENDATION: That the Board:

1. Determine that in accordance with Hawai'i Administrative Rule §11-200.1-16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, which states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing, Part I, 10. Operation, repair and maintenance of existing recreational facilities, such as campsites, cabins, shelters, and other similar structures, and the appurtenant support facilities and structures."
2. Approve the issuance of a General Lease to the Hawai'i Conference Foundation for a term of fifteen (15) years with the rent at \$480 per annum for the first four (4) years and in the beginning of the fifth (5th) year of the lease until the lease expiration, the rental rate shall be 5.00% of monthly gross sales for public campground and lodging use as determined by an independent appraisal.
3. Hawai'i Conference Foundation at its expense will install an individual wastewater system for the two (2) existing cabins and one (1) shower house as approved by the Department of Health, to County and State codes with all proper permits, etc. prior to occupancy of the site.
4. The standard terms and conditions of the most current general lease, as may be amended from time to time;

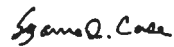
5. Review and approval by the Department of the Attorney General; and
6. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the state.

Respectfully submitted,



Curt A. Cottrell
Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources

ATTACHMENTS:

- Exhibit A – State of Hawaii Survey of Kōke'e Lots
- Exhibit B – DLNR Exemption List

EXECUTIVE ORDER NO. 3087

WITHDRAWING LAND FROM THE OPERATION OF
GOVERNOR'S EXECUTIVE ORDER NO. 1509,
DATED MAY 15, 1952

WHEREAS, by Governor's Executive Order No. 1509 dated May 15, 1952, certain lands situate at Waimea, Kauai, Hawaii, were set aside as a territorial park and forest reserve to be under the control and management of the Board of Commissioners of Agriculture and Forestry, Territory of Hawaii; and

WHEREAS, portions of said lands were recommended by the Natural Area Reserves System Commission as part of the Natural Area Reserves System; and

WHEREAS, the Board of Land and Natural Resources, at its meeting of September 28, 1979, approved the withdrawal.

NOW, THEREFORE, I, GEORGE R. ARIYOSHI, Governor of the State of Hawaii, by virtue of the authority vested in me under Section 171-11, Hawaii Revised Statutes, do hereby order that the following described land, more particularly described in Exhibit "A" and delineated on Exhibit "B", both of which are attached hereto and made a part hereof, said exhibits being, respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, designated C.S.F. No. 18,815 and dated January 11, 1980, be and the same is hereby withdrawn from the operation of Governor's Executive Order No. 1509, dated May 15, 1952.

SUBJECT to the disapproval by the legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed.
Done at the Capitol at Honolulu this 2nd day of November, Nineteen Hundred and 81.

George R. Ariyoshi
Governor of the State of Hawaii

Approved as to form:

Kevin Watson
Deputy Attorney General

Dated: August 28, 1981

Exhibit A



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES

HONOLULU

January 11, 1980

C.S.F. No. 18,815

WITHDRAWAL

PORTION OF KOKEE PARK
(Governor's Executive Order 1509)

Waimea, Kauai, Hawaii

Being portion of the Government (Crown) Land of Waimea.

Beginning at the east corner of this parcel of land at a
point on the 3920-foot elevation near the west side of Kokee Road;

Thence westerly along Kaunuohua Ridge to a point on the 3720-foot
elevation near the southwest corner
of the Kokee Instrumentation Station;

Thence westerly down the middle of Mahanaloa Valley to a point on
the common boundary between Na Pali
Kona Forest Reserve and Kokee Park;


Thence northeasterly along Na Pali-Kona Forest Reserve for a dis-
tance of approximately 1200 feet,
more or less, to a point on the
peak near the 3520-foot elevation;

Thence northeasterly along Na Pali-Kona Forest Reserve for a dis-
tance of approximately 4700 feet,
more or less, to a point at the
middle of Nualolo Valley;

Thence southeasterly up along the middle of Nualolo Valley, to the
point of beginning and containing an
AREA OF 295 ACRES, MORE OR LESS.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

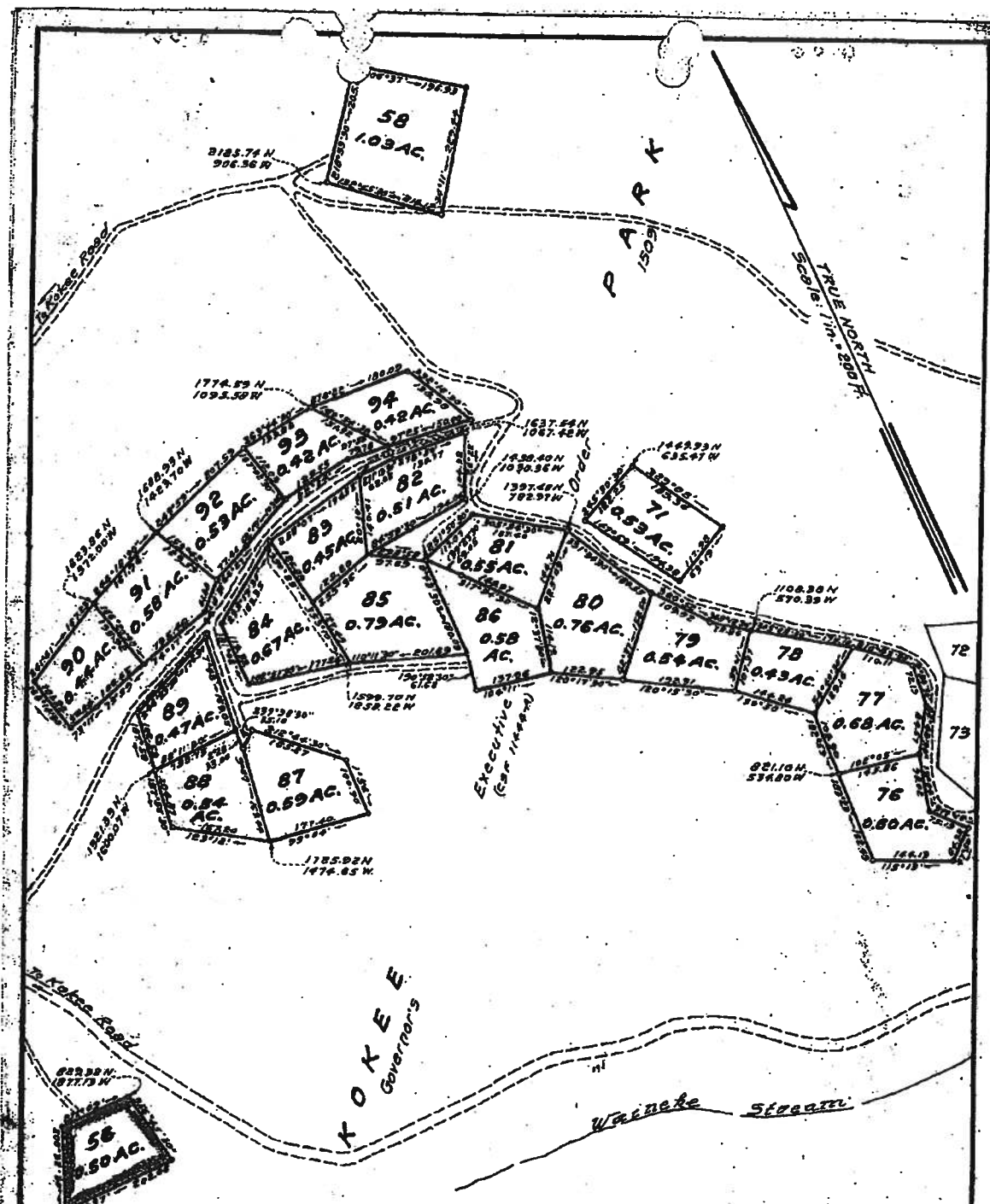
By:


Paul T. Nuha
Land Surveyor

Compiled from USGS
"Haana" and "Makaha Point" quad
and Govt. Survey Records.

ac

EXHIBIT "A"



KOKEE CAMP SITE LOTS
LOTS 56, 58, 71, 76, 77, 78, 79, 80, 81, 82, 83,
84, 85, 86, 87, 88, 89, 90, 91, 92, 93 AND 94
 Waimea, (Kona) Kauai, Hawaii.
 Scale: 1 inch = 200 feet

JOB A-9686
 C. BK

All corners marked with pipes
 Coord in feet referred to KOKEE A

TAX MAP 1-4-04
 1961 FILE
 SUBR 3

SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 STATE OF HAWAII

EXHIBIT 1187

A.T. Nov. 2, 1966

Sheet 7 of 7 sheets

State of Hawaii

Office of the Lieutenant Governor

This is to Certify That the within is a true copy of Executive Order No. **3087**
withdrawing land from the operation of Executive Order No....., the original of
which is on file in this office.

In Testimony Whereof, the Lieutenant Governor of the
State of Hawaii, has hereunto subscribed his name
and caused the Great Seal of the State to be affixed.

DONE in Honolulu, this day of
....., A.D. 19.....

3087
Executive Order No. _____

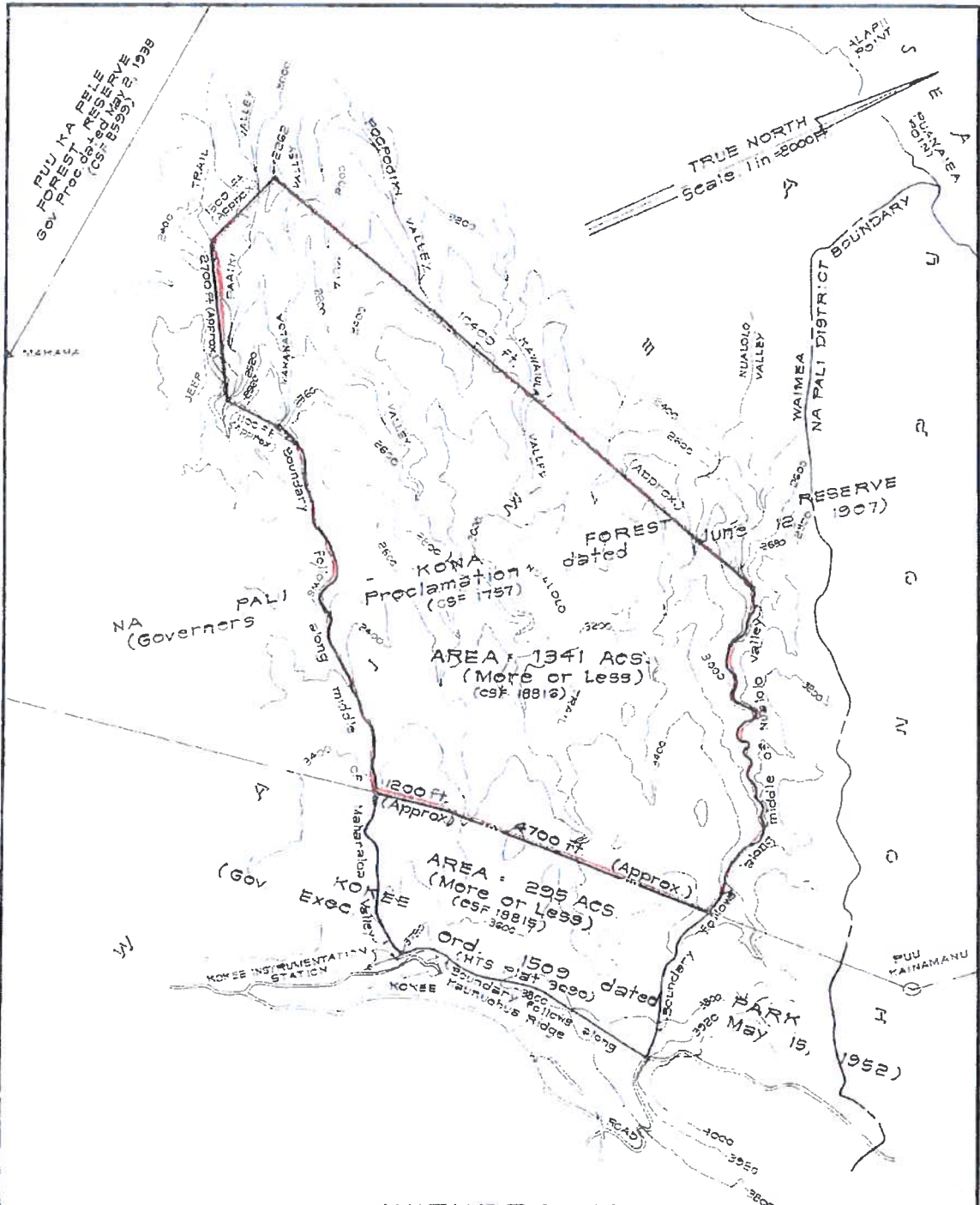
**Withdrawing Land from the
Operation of Executive
Order No. _____**

Land

Purpose

Date

11/3/41



WITHDRAWAL
PORTION OF NA PALI - KONA FOREST RESERVE
 (Governor's Proclamation dated June 12, 1907)
AND
PORTION OF KOKEE PARK
 (Governor's Executive Order 1509)
 Waimea, Kauai, Hawaii
 Scale: 1 inch = 2000 feet

JOB K-412 (79)
C BK

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOHOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR.

Project Title: Authorize the Department of Land and Natural Resources, Division of State Parks to Directly Negotiate a Fifteen (15) Year Lease with Hawai'i Conference Foundation for Commercial Public Camping and Lodging purposes.

Project / Reference No.: SP0191 (formerly SP0395)

Project Location: Waimea Canyon State Park, Lot 56, situated at Kōke'e, Waimea, (Kona), Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:027, A and B.

Project Description: Issuance of General Lease to Hawai'i Conference Foundation

Chap. 343 Trigger(s): Use of State Land

Exemption Class No(s): In accordance with Hawai'i Administrative Rule §11-200.1-16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, which states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing, Part I, 10. Operation, repair and maintenance of existing recreational facilities, such as campsites, cabins, shelters, and other similar structures, and the appurtenant support facilities and structures."

Cumulative Impact of Planned Successive Actions in Same Place Significant? No. The proposed permitted area is already used for recreational camping and lodging.

Action May Have Significant Impact on Particularly Sensitive Environment? No. The proposed permitted areas are currently used for recreational camping and lodging.

Analysis: Staff believes the request would involve negligible or no expansion or change in use of the subject location beyond existing.

Consulted Parties: DLNR – Division of Forestry and Wildlife, Division of Conservation and Resource Enforcement, and Office of Hawaiian Affairs.

Declaration: That the Board determines through its judgment and experience, that the action will probably have minimal or no significant effect on the environment and that the action is declared exempt from the preparation of an environmental assessment.

EXHIBIT B



DAVID Y. IGE
GOVERNOR OF HAWAII



APPROVED BY THE BOARD
AT ITS MEETING HELD ON
MARCH 24, 2022



dar

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

STATE OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

MINUTES
FOR THE MEETING OF THE
BOARD OF LAND AND NATURAL RESOURCES

DATE: December 10, 2021
TIME: 9:00 A.M.
LOCATION: Online via ZOOM, Livestream via YouTube

MEMBERS

Suzanne Case
Sam Gon
Chris Yuen
Kaiwi Yoon

Tommy Oi
Vernon Char
Doreen Canto

STAFF

Russell Tsuji-Land
Cal Miyahara-Land
Carty Chang-ENG
Curt Cottrell-Parks
Brian Neilson-DAR
David Sakoda-DAR
Trevor Fitzpatrick-OCCL

Barry Cheung-Land
Seiko Machida-Land
Edwin Masuda-ENG
Alan Carpenter/Parks
Cathy Gewecke-DAR
Tiger Mills-OCCL
Michael Cain-OCCL

OTHERS

Cindy Young/AG
Travis Tomono/DOT HWYS
Norman Chen/M8
Scott Mommer/M8
Mallory Fujitani/M9
Christopher Woodward/M10
Stanley Fujimoto/M10
Shaoyu Lee/M11
Rich Kiyabu/M12
Tina Albao/M12
Roy Ikeda/M12
David Bissell/D1,D2
Bridget Hammerquist/D1,D2
Dave Nagata/D2
Debbie Lee-Jackson/D2

Abby Lareau/DOT AIR
Oliva Pham/DOT HAR
Randal Lejuwaan/M8
Jeffrey Hardman/M8
Doug Lanz/M10
Albert Palmer/M10
Wade Ishii/M11
Stuart Tomasa/M11
Paddy Kauhane/M12
Randall Tanaka/M12
Beth Tokioka/D1,D2
Dawn Huff/D1/D2
Bianca Isaki/D1,D2
Julie Sharrer/D11
Leinaala Ley/D2

EXHIBIT C

ITEM A-1

12.10.2021(1)/06:19:14

MOTION

Approved as amended (Yuen, Gon) unanimous.

12.10.2021(1)/06:20:00

ITEM E-2 Authorize the Department of Land and Natural Resources, Division of State Parks to Directly Negotiate a Fifteen (15) year Lease with the Hawai'i Conference Foundation, an Eleemosynary Organization, for Commercial Public Camping and Lodging Purposes at Lot 56 situated at Kōke'e, Waimea (Kona), Kaua'i, Hawai'i, Tax May Key: (4) 1-4-004:027 A, B.

Alan Carpenter, State Parks presented the submittal. Carpenter made an oral amendment to the submittal as follows: In year five (5) and onward, they will pay a nominal \$480.00 or 5 percent whichever is greater.

Board Discussion-None

Public Testimony

Andrea Kaohi is available to answer questions for the applicant.

12.10.2021(1)/06:30:22

MOTION

Approved as submitted (Oi, Gon) unanimous.

12.10.2021(1)/06:32:20 Correction to Motion for Item E-2

MOTION

Approved as amended (Oi, Canto) unanimous.

12.10.2021(1)/06:32:25

ITEM J-1 Sale of Concession by Sealed Bid for a Three-Year Mobile Food Concession Situated at Ala Wai Small Boat Harbor Honolulu, Island of Oahu, Hawaii, Identified by Tax Map Key: (1) 2-3-037:012 (Portion) and:

Declare Project Exempt from Requirements of Chapter 343, HRS and Title 11, Chapter 200.1, Hawaii Administrative Rules

Richard Howard, Division of Boating and Ocean Recreation presented the submittal.

Board Discussion-None

Public Testimony-None

12.10.2021(1)/06:33:44

MOTION

Approved as submitted (Gon, Yoon) unanimous.