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IN REPLY REFER TO:

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

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

ISSUANCE OF A DIRECTLY NEGOTIATED HANGAR FACILITIES LEASE  
COUNTY OF KAUAI, FIRE DEPARTMENT  
LĪHU'E AIRPORT  
TAX MAP KEY: (4) 3-5-001: PORTION OF 009

KAUAI

REQUEST:

Issuance of a directly negotiated Hangar Facilities Lease for the development, construction, operation, use and maintenance of a Hangar Facility to the County of Kauai, Fire Department for the storage and maintenance of one (1) helicopter and other firefighting safety apparatus at Līhu'e Airport.

APPLICANT:

County of Kauai, Fire Department (COK-FD), a municipal corporation of the State of Hawai'i, whose business address is 4444 Rice Street, Suite 315, Līhu'e, Hawai'i 96766.

LEGAL REFERENCE:

Section 171-95, and other applicable sections of Chapter 171, Hawai'i Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

Portion of Līhu'e Airport (Airport), Līhu'e, Island of Kaua'i, identified by Tax Map Key: 4<sup>th</sup> Division, 3-5-001: Portion of 009.

AREA:

Area/Space No. 004-144, containing an area of approximately 22,500 square feet of improved, unpaved land, as shown and delineated on the attached map labeled Exhibit A.

**ITEM M-19**

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ZONING:

State Land Use District: Urban  
County of Kaua‘i: Industrial General/Special Treatment-Public Use (IG/ST-P)

LAND TITLE STATUS:

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

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 4614, dated October 28, 2019, setting aside 883.583 acres designated as Līhu‘e Airport to be under the control and management of the State of Hawai‘i, Department of Transportation (DOT) for Airport Purposes.

CHARACTER OF USE:

Hangar Facility for the storage and maintenance of COK-FD’s helicopter and other firefighting safety apparatus at Līhu‘e Airport.

TERM OF LEASE:

Thirty-Five (35) Years

COMMENCEMENT DATE:

Upon execution of the Lease document.

ANNUAL RENTAL:

\$300.00 (based on a nominal rental of \$25.00 per month, as determined from the Airports Division Schedule of Rates and Charges for Airport properties statewide)

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai‘i, Department of Transportation, Airports Division (DOTA), has determined that the environmental impacts for the subject land use is covered by the Līhu‘e Airport Ahukini Road Realignment and General Aviation Subdivision Final Environmental Assessment (FEA), published by the Office of Environmental Quality Control (OEQC) in the April 23, 1997, issue of The Environmental Notice. Accordingly, all relevant mitigation from the FEA and best management practices will be implemented to address the minimum impacts of this action.

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REMARKS:

In accordance with Section 171-95 and other applicable sections of Chapter 171, HRS, as amended, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition to Governments, Governmental Agencies, Public Utilities, and Renewable Energy Producers, the DOT proposes to issue a direct lease to COK-FD to develop, construct, operate, use, and maintain a hangar facility for the storage and maintenance of COK-FD's helicopter and other firefighting safety apparatus at the Airport.

COK-FD will store and maintain their helicopter and other firefighting safety apparatus to provide rescue and emergency services (including, but not limited to search and rescue of lost, missing, or injured persons on land and/or water and brush and wildland firefighting), to the Airport and the Island of Kaua'i.

COK-FD currently has a lease for Lot E (Premises) in the General Aviation Subdivision of the Airport to develop a heliport, which has not been constructed. Since no development has taken place and DOTA needs the Premises to move forward with consolidating all Kauai based helicopter operations to the Airport, DOTA met with COK-FD and proposed relocation to a new site on a new lease. COK-FD agreed to DOTA's proposal.

The Department of Transportation has determined this request to be a life and safety need that best serves the interests of the State, therefore, has no objections to the issuance of a direct lease to the COK-Fire Department.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to the COK-Fire Department 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.

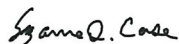
Respectfully submitted,



JADE T. BUTAY

Director of Transportation

APPROVED FOR SUBMITTAL:

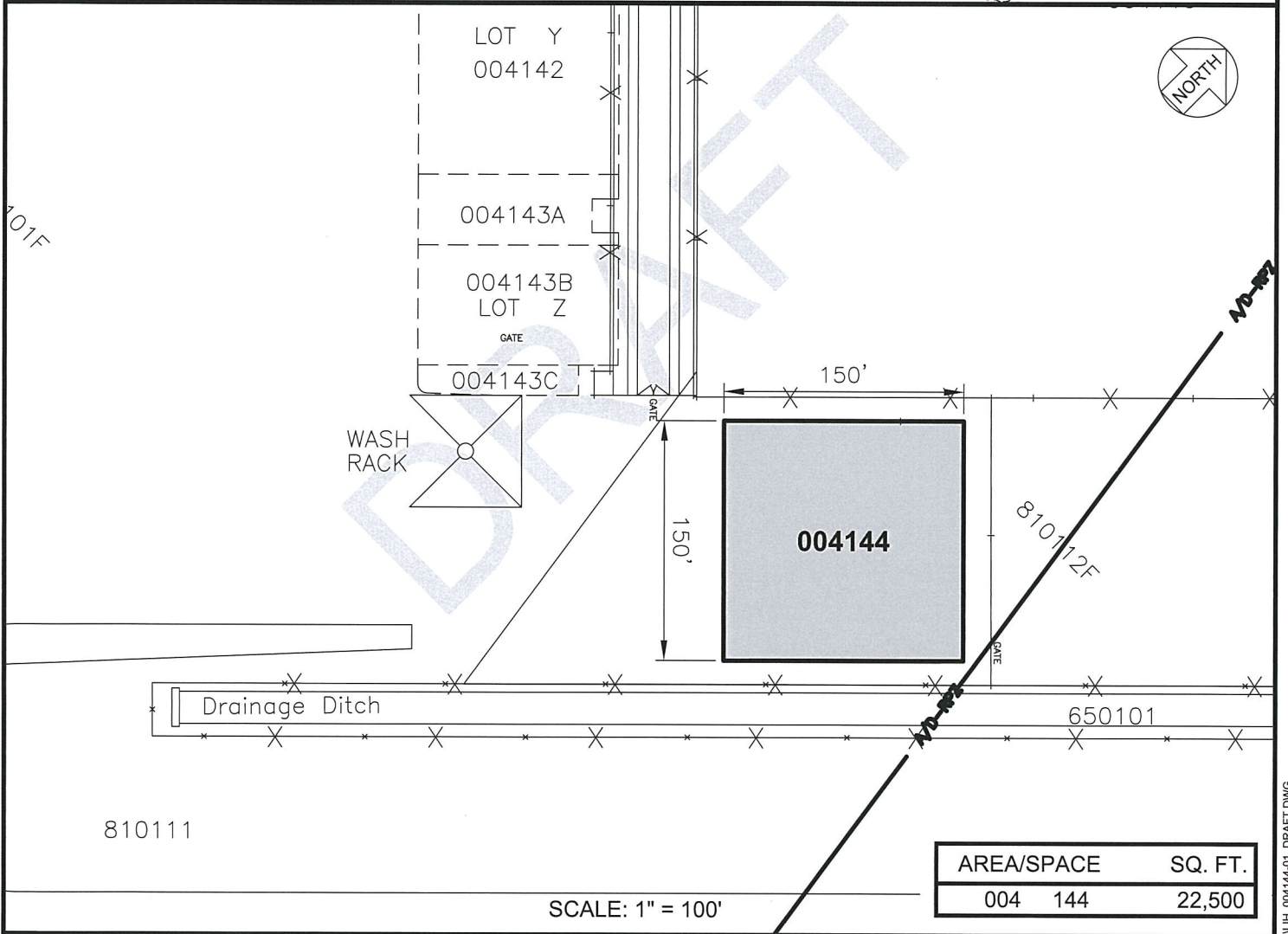
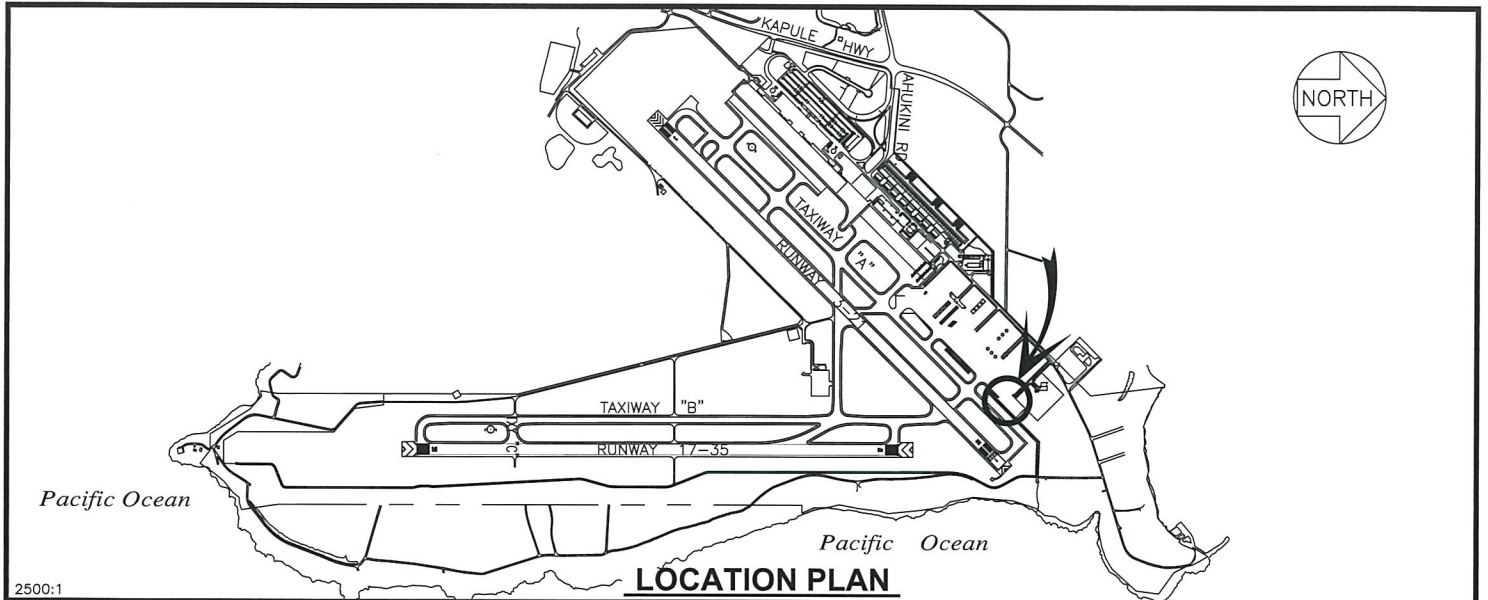



SUZANNE D. CASE

Chairperson

Board of Land and Natural Resources





DRAFT		DATE : AUGUST 2022		EXHIBIT: <b>A</b>	
 Airports Division		-		LOT	
				004144	
				PLAT 36	