



**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 REVOCABLE PERMIT FOR AN
EMPLOYEE LOCKER ROOM AND BREAK ROOM
AMERICAN AIRLINES, INC.
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 003 HAWAI'I

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS), as amended.

APPLICANT:

American Airlines, Inc. (American), a Delaware corporation, whose mailing address is
1 Skyview Drive, MD8E100, Fort Worth, Texas 76155.

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: Portion of 003.

AREA:

Building/Room No. 382-102, containing an area of approximately 456 square feet,
as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:
County of Hawai'i:

Urban & Conservation
Industrial (MG-1a) and Open

ITEM M-9

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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

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

American will use the space for an employee locker room and break room in support of its Signatory Airline Carrier Operation at KOA.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$538.08 (\$246.24, based on a rate of \$6.48 per square foot per annum as determined from the Appraisal Report for the Estimate of Annual, Fair Market Lease Rental Values of T-Hangars and Sprung Structures, Ellison Onizuka Kona International Airport at Keāhole, prepared by ACM Consultants, Inc., dated 3/15/21 plus \$177.84 for utilities and \$114.00 for air conditioning).

SECURITY DEPOSIT:

\$1,614.24, or three (3) times the monthly rental in effect.

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:

Pursuant to HAR 11-200.1-16(b), the Department of Transportation (DOT) deems the Mobile Airport Medical Facility, Processing Facility and Control Room, Statewide, Project No. AS1033-01, environmental impacts as de minimis and is exempted under DOT's Exemption List, reviewed and concurred to by the Environmental Advisory

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Council on February 1, 2022, Type 3, Part 3, Construction and location of single, new, small facilities or structures, and the alteration and modification of the facilities or structures and installation of new, small equipment or facilities and the alteration and modification of the same. This action was undertaken pursuant to Governor's 12th Emergency Proclamation Related to the COVID-19 Emergency, signed August 20, 2020.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to American for an employee locker room and break room in support of its Signatory Airline Carrier Operation at KOA.

RECOMMENDATION:

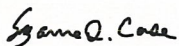
Based on this submittal, and testimony and facts presented, the Department of Transportation recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to American, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

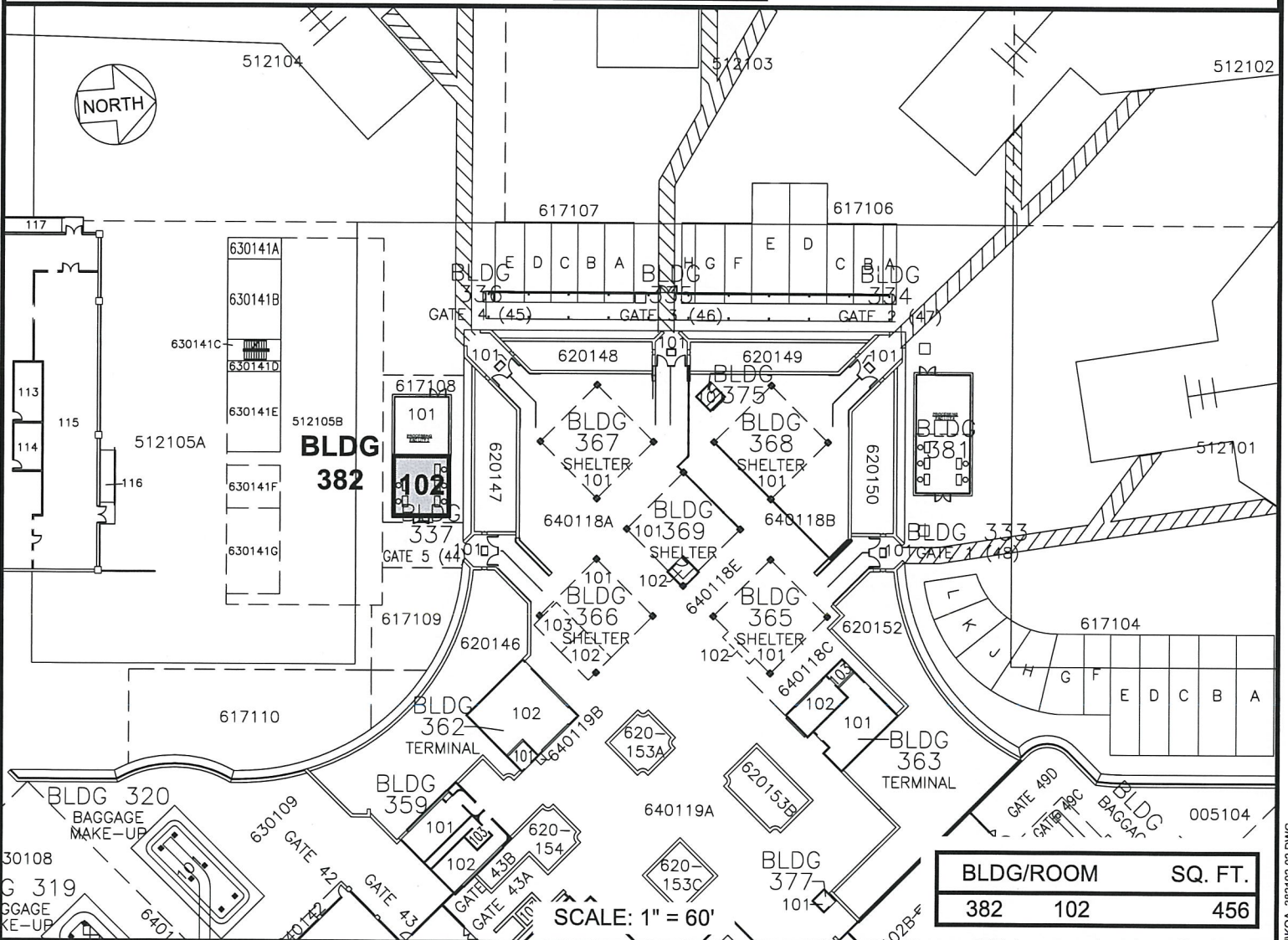
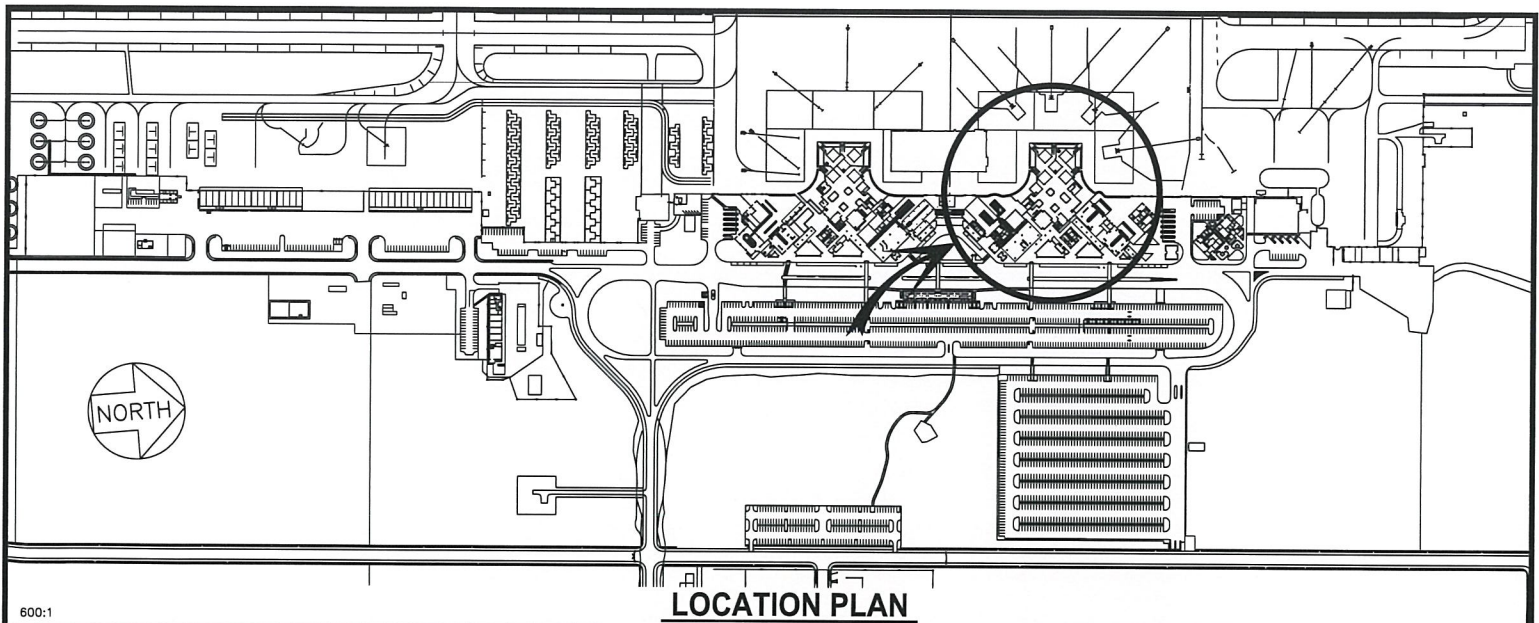


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources



RP-9369

DATE : OCTOBER 2022

EXHIBIT: **A**



Airports Division

AMERICAN AIRLINES, INC.

BLDG 382
PROCESSING FACILITY
GROUND LEVEL

382102
PLAT D1,38

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE