

JOSH GREEN, M.D.  
GOVERNOR



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

EDWIN H. SNIFFEN  
DIRECTOR

Deputy Directors  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO  
JAMES KUNANE TOKIOKA

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A TERMINAL LEASE FOR ADMINISTRATIVE PURPOSES  
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF  
THE U.S. DEPARTMENT OF HOMELAND SECURITY,  
TRANSPORTATION SECURITY ADMINISTRATION  
DANIEL K. INOUE INTERNATIONAL AIRPORT OAHU  
TAX MAP KEY: (1) 1-1-003: PORTION OF 050 AND (1) 1-1-003: PORTION OF 066

APPLICANT:

U.S. General Services Administration on behalf of the U.S. Department of Homeland Security, Transportation Security Administration (GSA/TSA), whose mailing address is 333 W. Broadway, Suite 1001, San Diego, California 92101.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portions of Daniel K. Inouye International Airport (Airport), Honolulu, Hawaii, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-003: Portion of 050 and 1-1-003: Portion of 066.

AREA:

CENTRAL CONCOURSE:

Building/Room No. 350-105C, containing an area of approximately 652 square feet, and Building/Room No. 350-105D, containing an area of approximately 937 square feet, as shown, and delineated on the attached map labeled Exhibit A.

**ITEM M-3**

BLNR – ISSUANCE OF A TERMINAL LEASE FOR ADMINISTRATIVE PURPOSES  
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF THE U.S. DEPARTMENT  
OF HOMELAND SECURITY, TRANSPORTATION SECURITY ADMINISTRATION  
Page 2

EWA CONCOURSE:

Building/Room No. 360-170E, containing an area of approximately 1,012 square feet,  
as shown, and delineated on the attached map labeled Exhibit B.

ZONING:

State Land Use District: Urban  
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Building/Room Nos. 350-105C and 350-105D:

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

Building/Room No. 360-170E:

Section 5(b) lands of the Hawaii 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. 3201, setting aside a  
portion of the Airport under the control and management of the Department of  
Transportation, Airports Division (DOTA), State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

GSA/TSA will use the terminal spaces for an office, a training room and breakrooms for  
administrative purposes to support the Transportation Security Administration's (TSA)  
operations at the Airport.

TERM OF LEASE:

Five (5) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

MONTHLY RENTAL:

\$6,866.64 per annum (\$5,202.00, as determined from the DOTA schedule of rates and  
charges established by appraisal of Airports property statewide, \$1,014.39 for utilities  
and \$650.25 for air conditioning).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are 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 DOTA environmental best management practice will address minimal impacts from this action.

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 Terminal Lease to GSA/TSA for the purpose of administrative offices and breakrooms to support TSA's operations at the Airport.

RECOMMENDATION:

That the Board authorize the DOT to issue a directly negotiated Terminal Lease to GSA/TSA, 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,

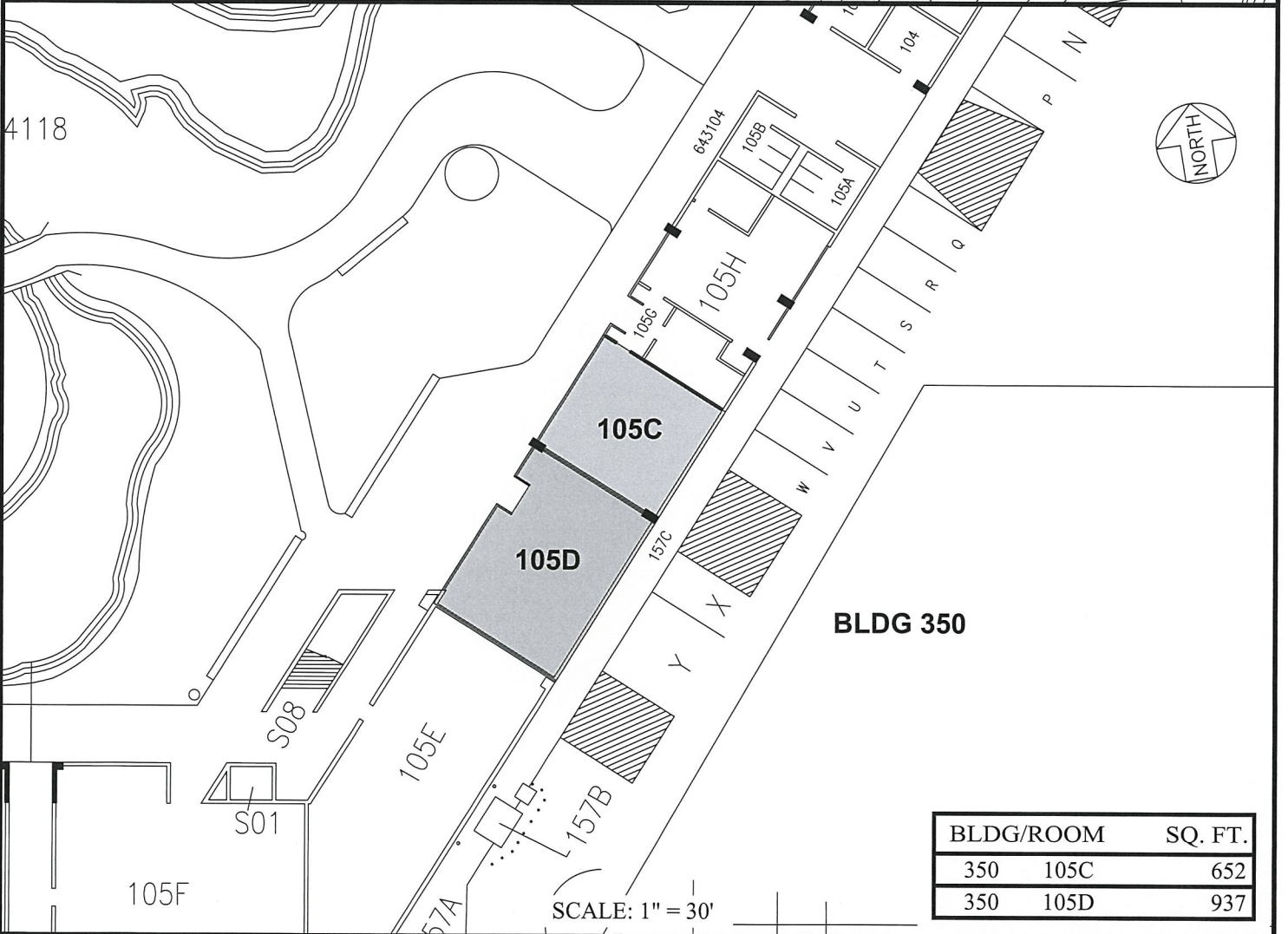
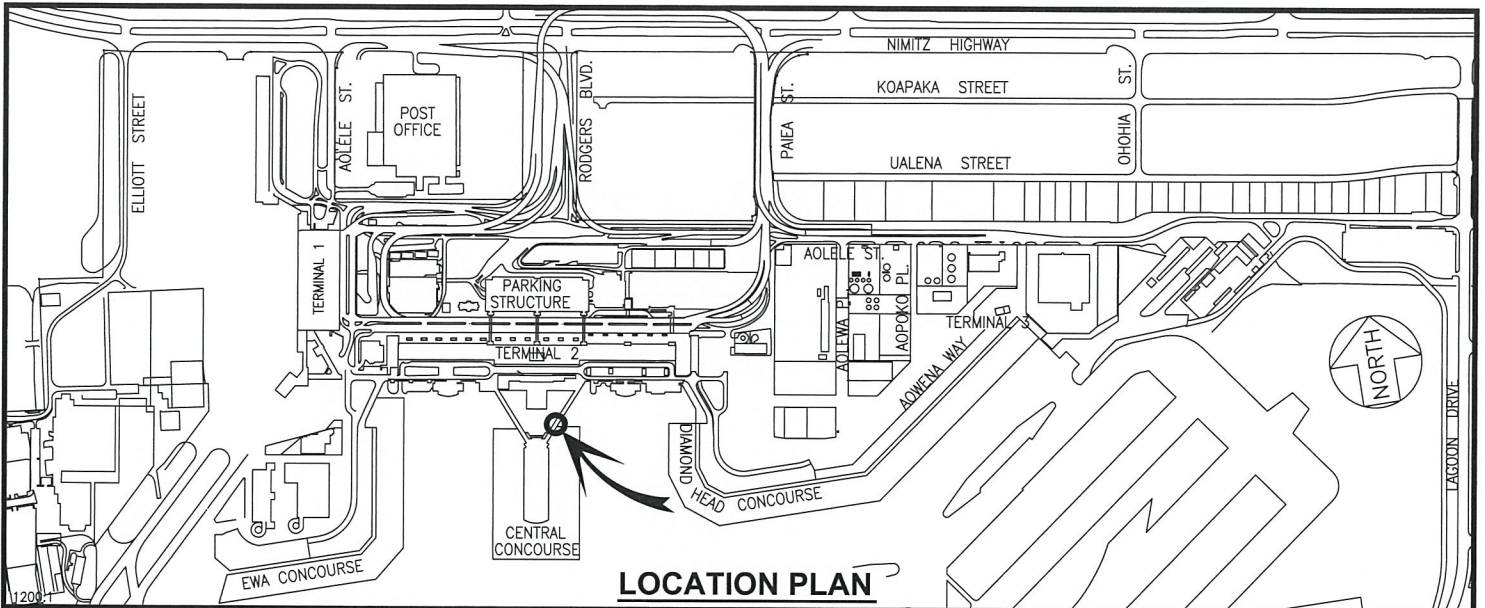


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG  
Chairperson  
Board of Land and Natural Resources



DATE : SEPTEMBER 2021

EXHIBIT: **A**



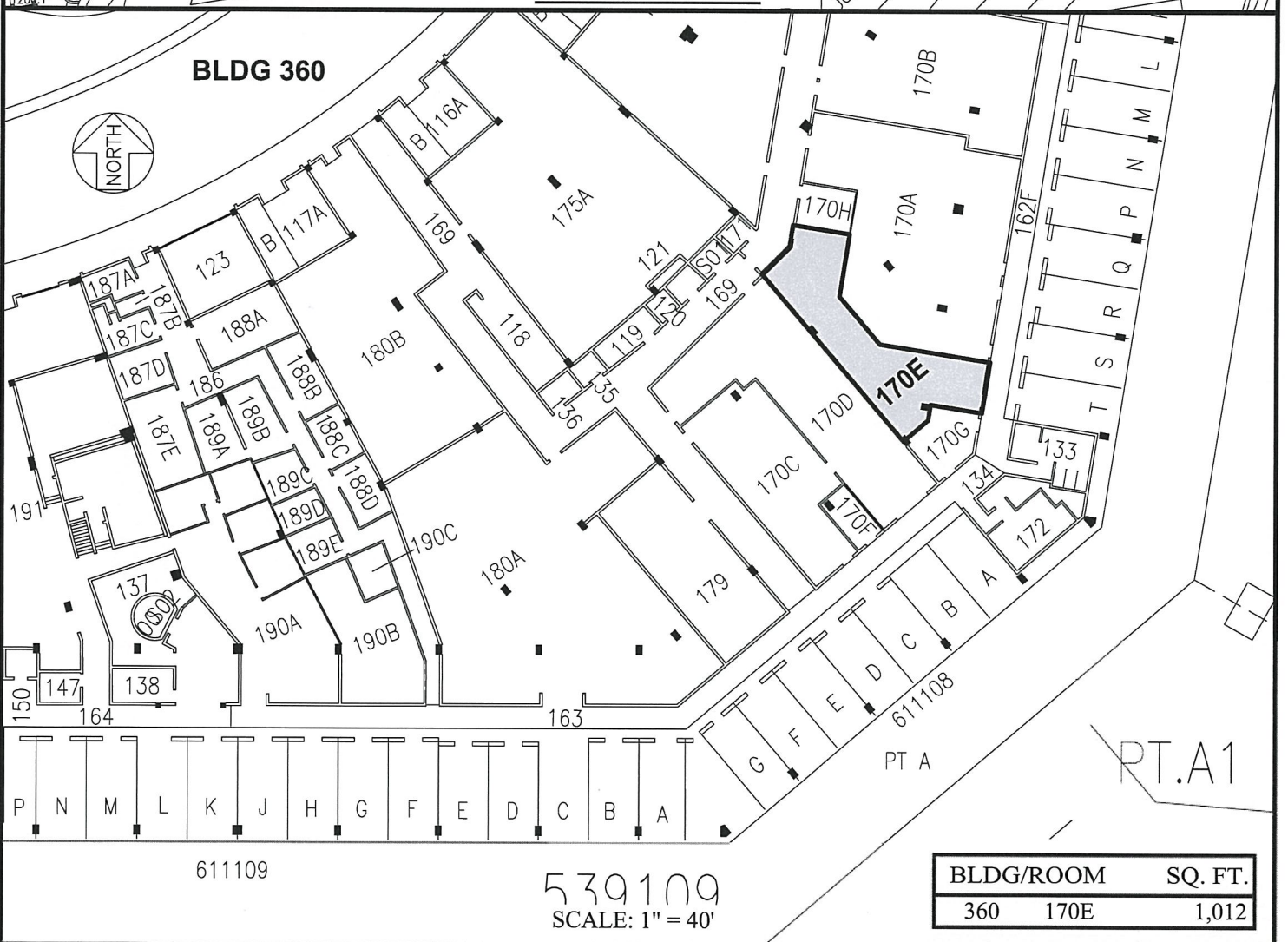
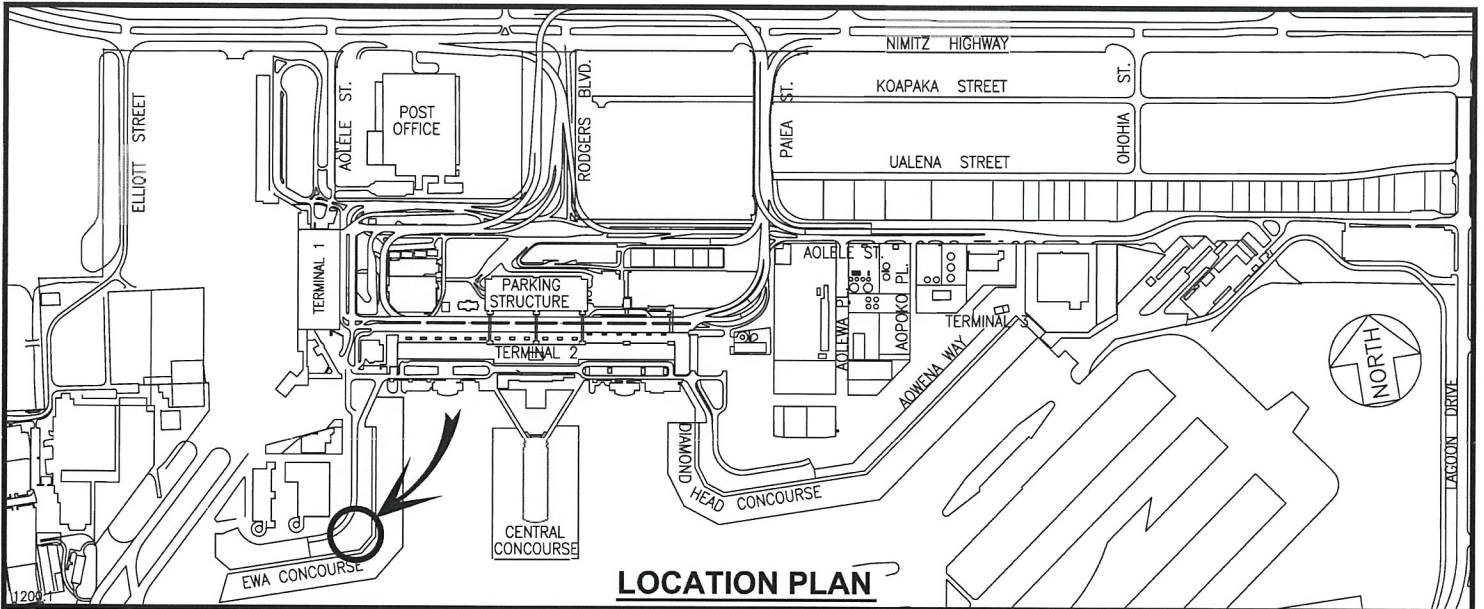
TSA

BUILDING 350  
CENTRAL CONCOURSE  
GROUND LEVEL

350105C  
350105D  
PLAT A1

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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DATE : SEPTEMBER 2021

EXHIBIT: **B**



TSA

BUILDING 360  
EWA CONCOURSE  
GROUND LEVEL

360170E  
PLAT F1