



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

IN REPLY REFER TO:

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

ISSUANCE OF A LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF
THE U.S. DEPARTMENT OF HOMELAND SECURITY,
TRANSPORTATION SECURITY ADMINISTRATION
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-12: PORTION OF 009

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:

Portion of Hilo International Airport (ITO), Hilo, Island of Hawaii, identified by Tax Map Key: 3rd Division, 2-1-12: Portion of 009.

AREAS:

Building/Room No. 306-138J, containing an area of approximately 675 square feet, as shown, and delineated on the attached map labeled Exhibit A.

Building/Room No. 307-151, containing an area of approximately 243 square feet,
Building/Room No. 307-152, containing an area of approximately 750 square feet,
Building/Room No. 307-159, containing an area of approximately 95 square feet,
Building/Room No. 307-160, containing an area of approximately 92 square feet, and
as shown, and delineated on the attached map labeled Exhibit B.

ITEM M-5

ZONING:

State Land Use District: Urban
County of Hawaii: Industrial (ML-20)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded
DHHL 30% entitlement lands pursuant to the Hawaii Admission Act: YES __ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 2653, dated March 5, 1973, setting aside 284.466 acres designated as General Lyman Field under the control and management of the State of Hawaii, Department of Transportation, Airports Division for public purposes.

CHARACTER OF USE:

GSA/TSA will use the spaces for administrative purposes as offices, training and breakrooms, and storage to support the Transportation Security Administration's (TSA) operations at ITO.

TERM OF LEASE:

Three (3) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL RENTAL:

\$43,184.40 per annum (\$28,938.00, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$8,681.404 for utilities and \$5,565.00 for air conditioning).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division, has determined that the environmental impacts of the subject land area and use is covered by the General Lyman Field, New Passenger Terminal, Final Environmental Impact Statement (FEIS), published by the Office of Environmental Quality Control (OEQC) in the October 17, 1973, issue of EIS Newsletter. Accordingly, all relevant mitigation from the FEIS and best management practices will be implemented to address the minimum impacts of 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 lease to GSA/TSA for the purpose of offices, training and breakrooms, and storage spaces to support TSA operations at ITO.

RECOMMENDATION:

That the Board authorize the DOT to issue a directly negotiated 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,

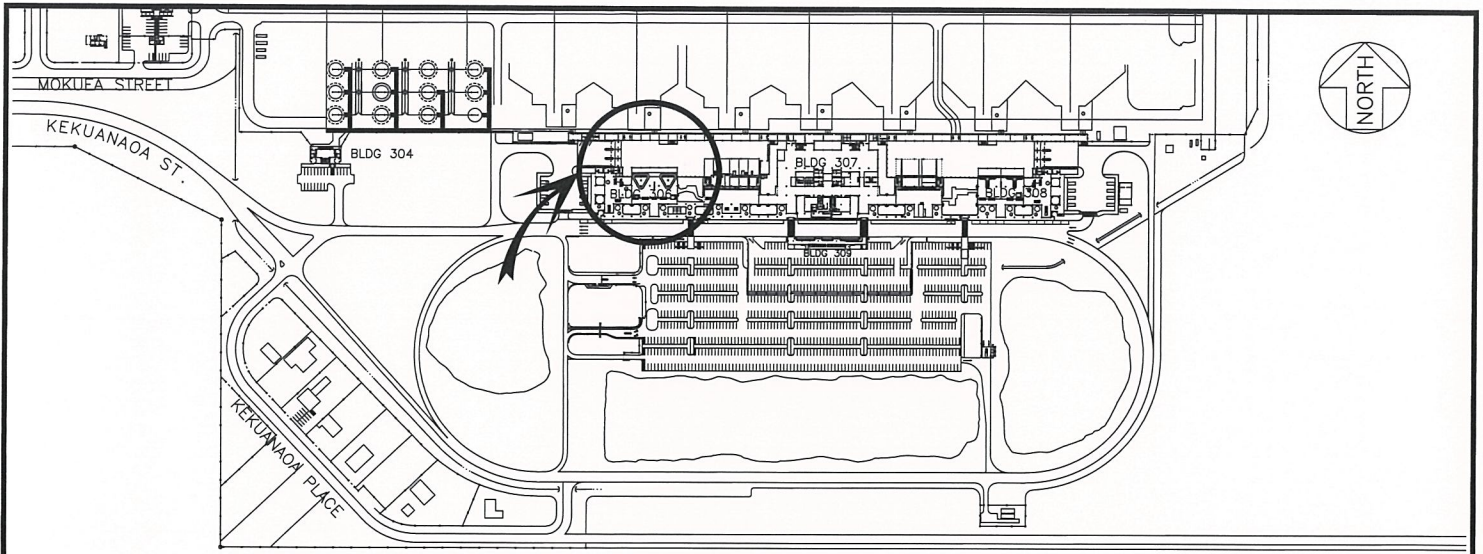


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:

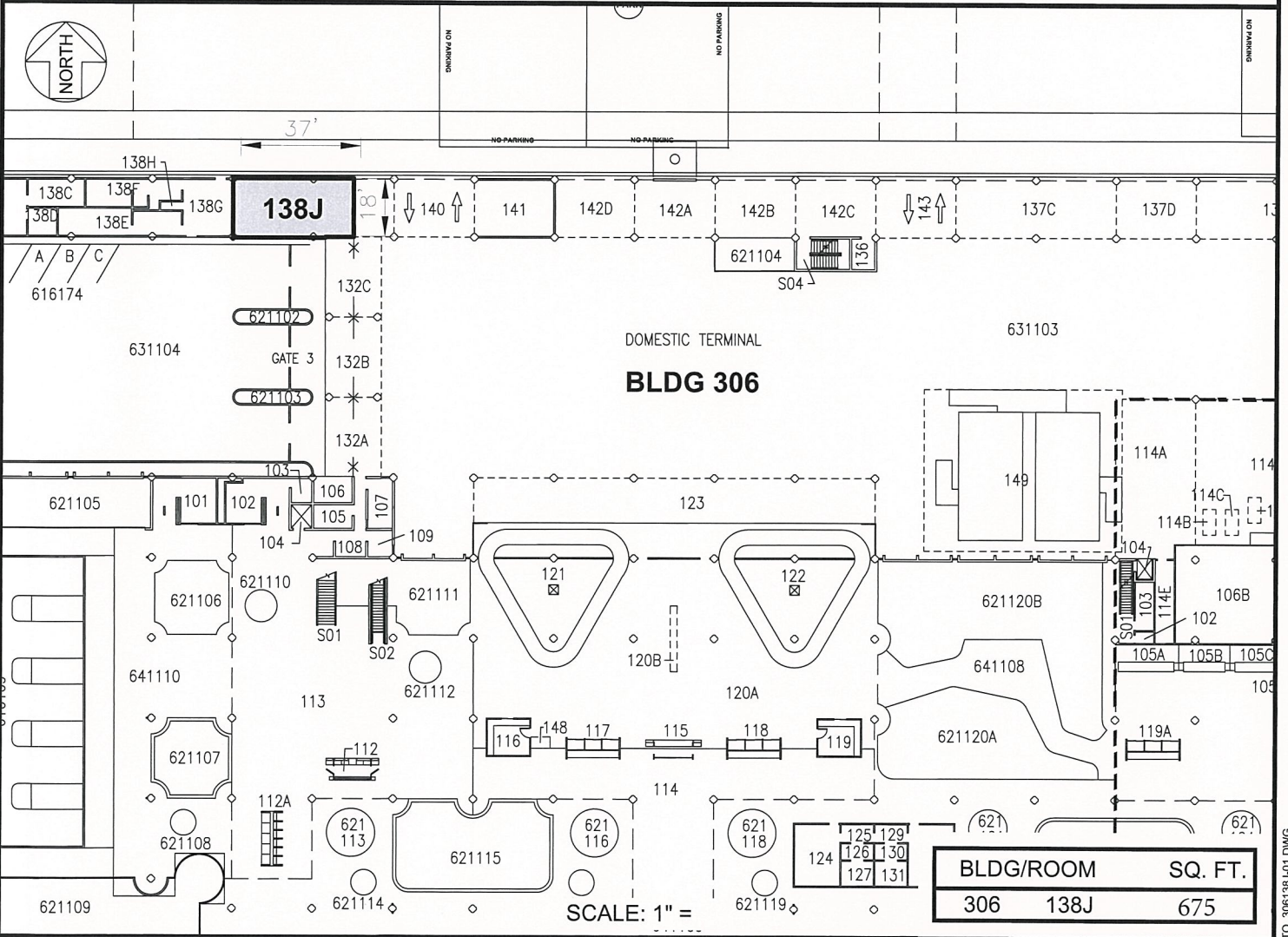


DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources



LOCATION PLAN

500:1



DATE : OCTOBER 2022

EXHIBIT: **A**



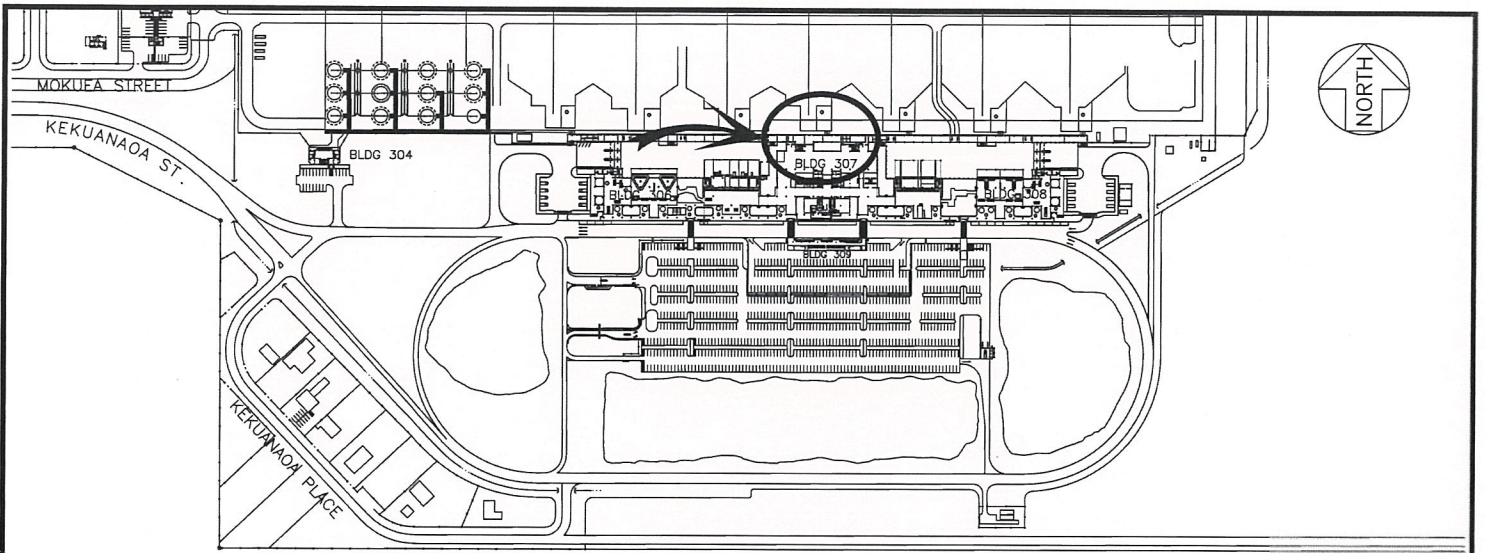
US GENERAL SERVICES
ADMIN/TSA

BUILDING 306
DOMESTIC TERMINAL
GROUND LEVEL

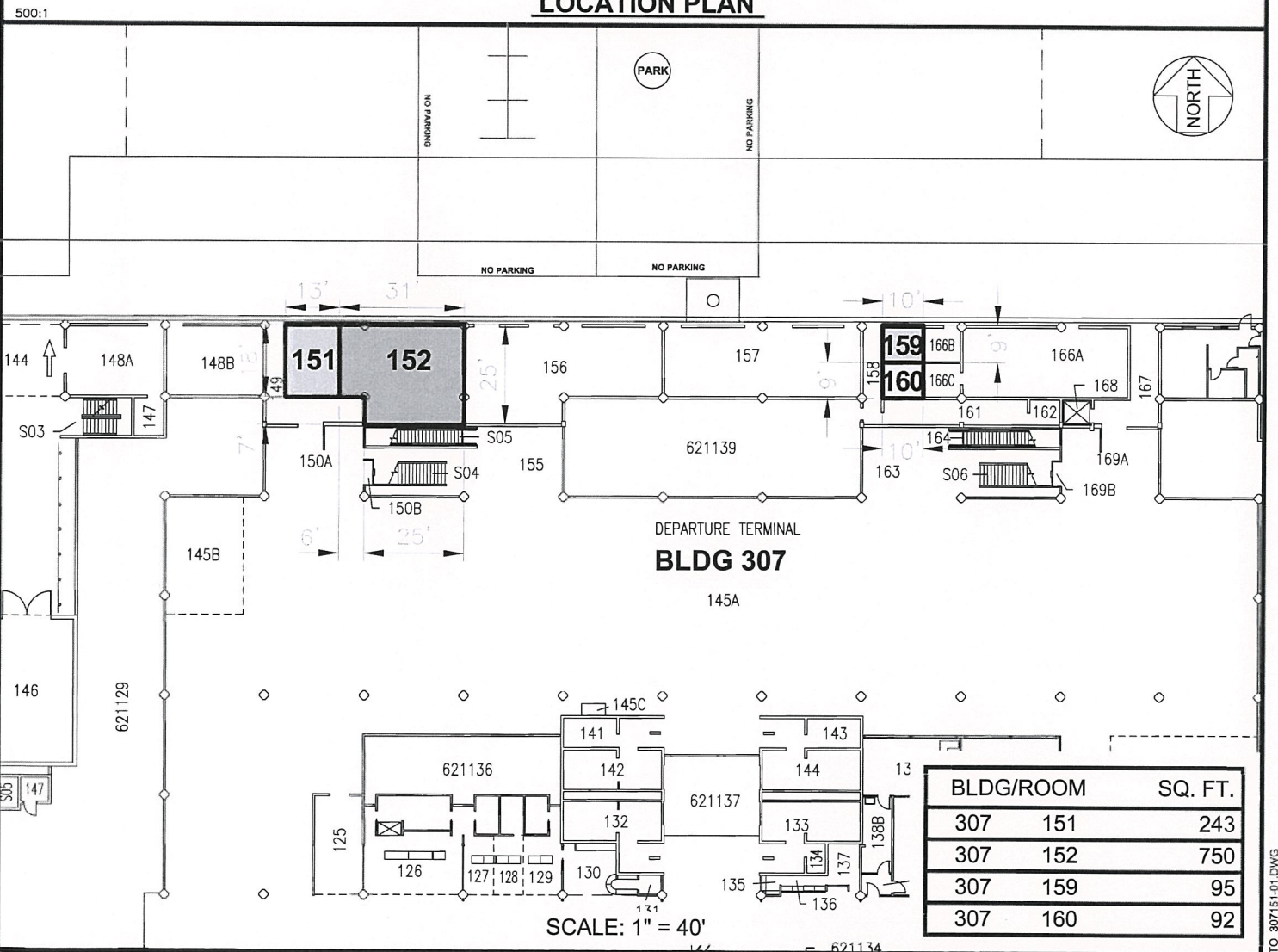
306138J
PLAT C1,42

HILO INTERNATIONAL AIRPORT

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LOCATION PLAN



DATE : OCTOBER 2022

EXHIBIT: **B**



**US GENERAL SERVICES
ADMIN/TSA**

**BUILDING 307
DEPARTURE TERMINAL
GROUND LEVEL**

307151-152
307159-160
PLAT C1,42

HILO INTERNATIONAL AIRPORT

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