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GOVERNOR



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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  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAII

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 Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREA:

Building/Room No. 352-202, containing an area of approximately 1,374 square feet, as shown, and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District:  
County of Hawaii:

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

**ITEM M-7**

BLNR – 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

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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawaii 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 Hawaii, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

GSA/TSA will use the space for administrative purposes as a training room to support the Transportation Security Administration's (TSA) operation at KOA.

TERM OF LEASE:

Three (3) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL RENTAL:

\$41,879.52 per annum (\$28,854.00, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$6,430.32 for utilities, \$4,122.00 for air conditioning and \$2,473.20 for maintenance).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division (DOTA), has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility Improvements for the Kona International Airport at Keahole, published by the Office of Environmental Quality Control (OEQC) in the March 23, 2013, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

BLNR – 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

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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 a training room to support TSA operations at KOA.

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,

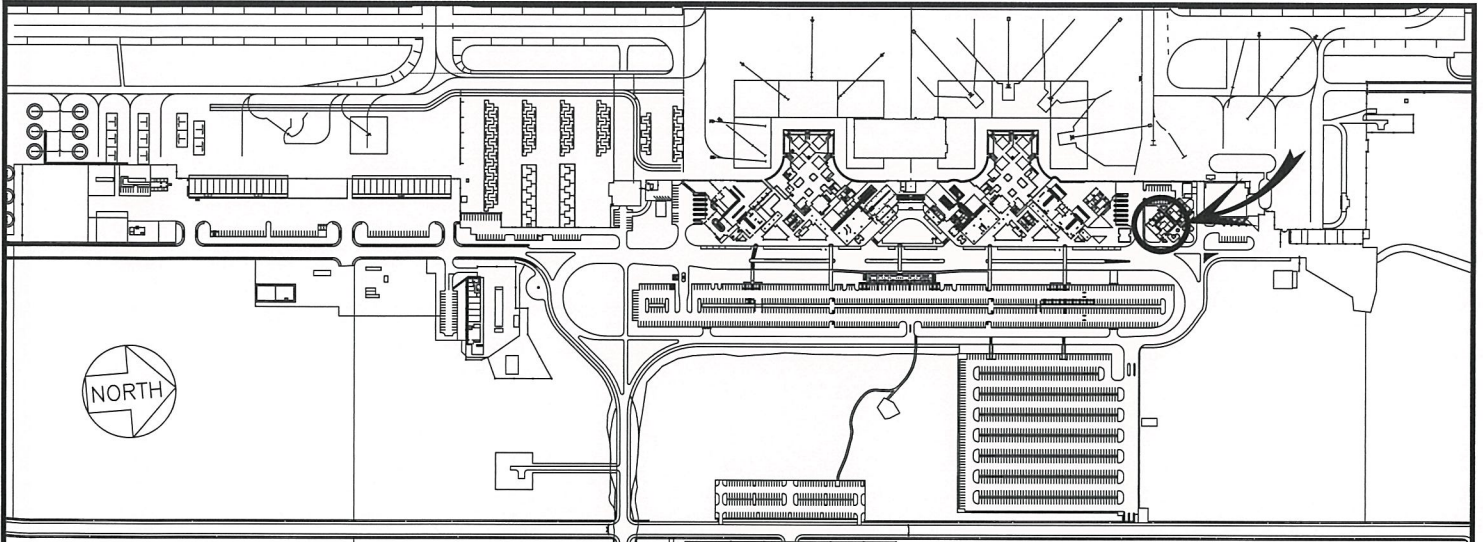


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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

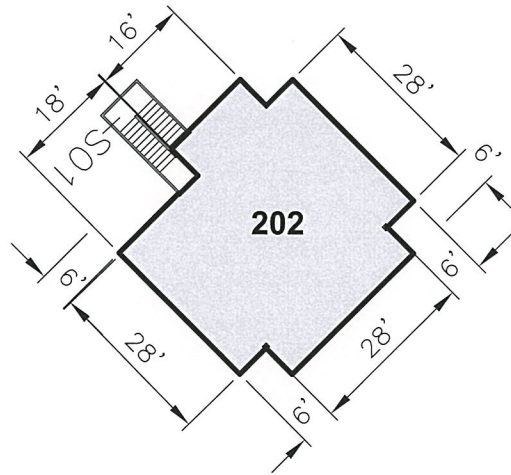


600:1

**LOCATION PLAN**



**BLDG 352**



SCALE: 1" = 30'

| BLDG/ROOM | SQ. FT. |
|-----------|---------|
| 352 202   | 1,374   |

DATE : OCTOBER 2022

EXHIBIT: **A**



Airports Division

US GENERAL SERVICES  
ADMIN/TSA

BUILDING 352  
ADMINISTRATION  
SECOND LEVEL

352202  
PLAT F1,58