

JOSH GREEN, M.D.
GOVERNOR



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

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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. 354-102, containing an area of approximately 1,000 square feet, as shown, and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District:	Urban & Conservation
County of Hawaii:	Industrial (MG-1a) and Open

ITEM M-8

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 spaces for an administrative office/breakroom to support the Transportation Security Administration's (TSA) operation at KOA.

TERM OF LEASE:

Five (5) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL RENTAL:

\$30,480.00 per annum (\$21,000.00, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$4,680.00 for utilities, \$3,000.00 for air conditioning and \$1,800.00 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 an administrative office/breakroom 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,

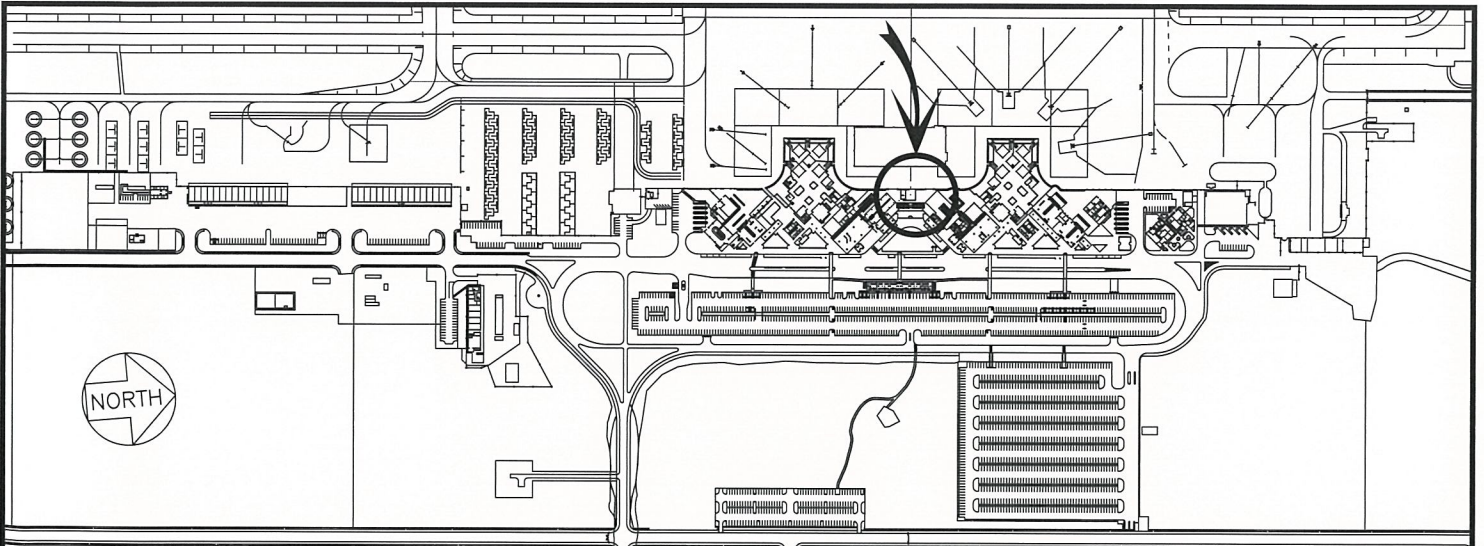


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:

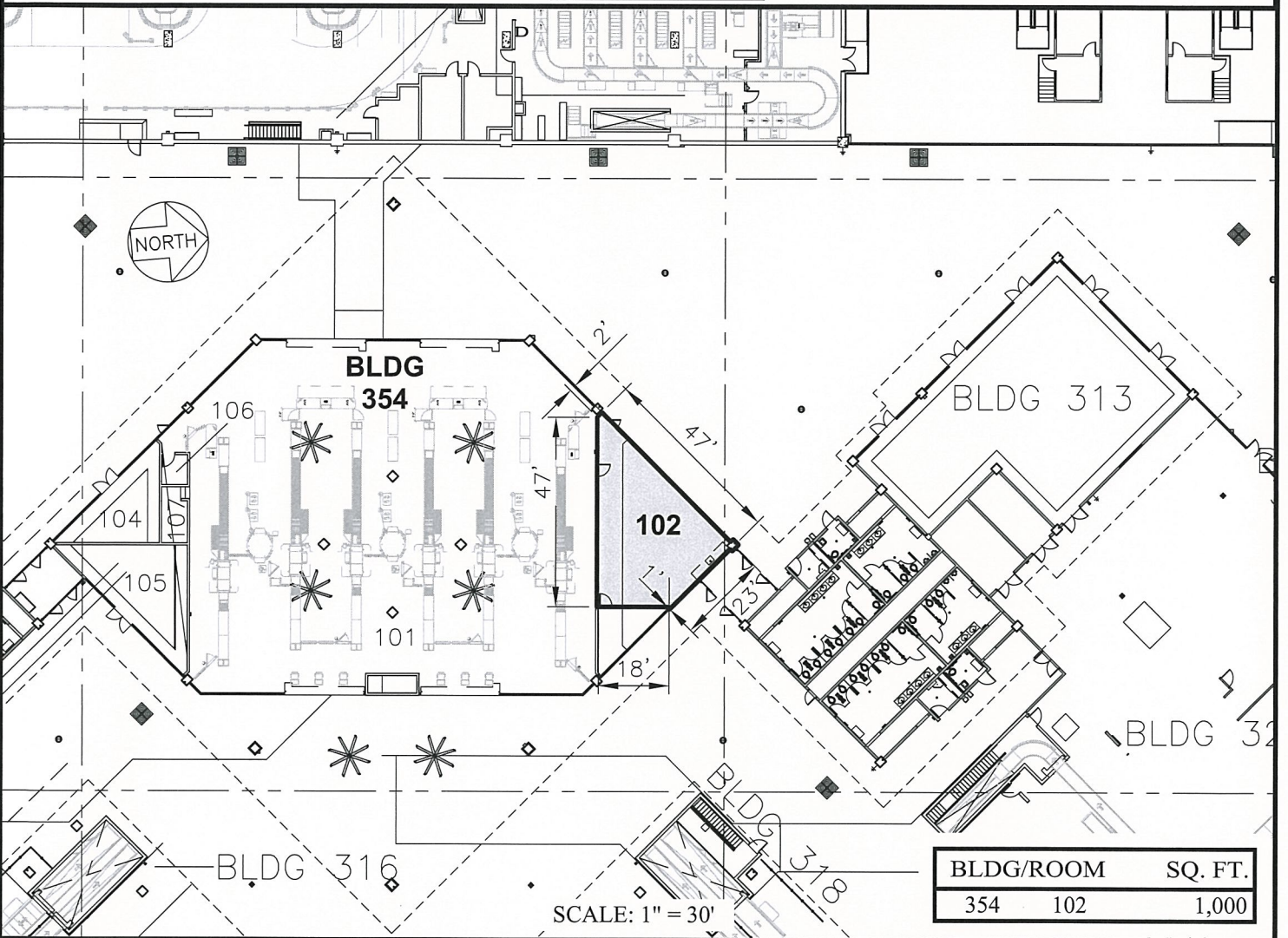


DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources



LOCATION PLAN

600:1



BLDG/ROOM	SQ. FT.
354 102	1,000

DATE : OCTOBER 2022

EXHIBIT: **A**



US GENERAL SERVICES
ADMIN/TSA

BUILDING 354
SECURITY CHECKPOINT
GROUND LEVEL

354102
PLAT D1, 38