



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

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

ISSUANCE OF A LEASE FOR THE MAINTENANCE AND  
OPERATION OF AN AIR TRAFFIC CONTROL TOWER  
UNITED STATES OF AMERICA, ACTING BY AND THROUGH  
THE FEDERAL AVIATION ADMINISTRATION  
MOLOKAI AIRPORT  
TAX MAP KEY: (2) 5-2-004: PORTION OF 008

MAUI

APPLICANT:

United States of America, acting by and through the Federal Aviation Administration (FAA), whose mailing address is 2200 S 216th Street, Des Moines, Washington 98198.

LEGAL REFERENCE:

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

LOCATION:

Portion of Molokai Airport (MKK), Hoolehua, Island of Molokai, County of Maui, identified by Tax Map Key: 2<sup>nd</sup> Division, 5-2-004: Portion of 008.

AREA:

Building/Room No. 202-101, containing an area of approximately 312 square feet; and Area/Space No. 004-112, containing an area of approximately 21,188 square feet of improved, paved and unpaved land, as shown and delineated on the attached map labeled Exhibit A.

**ITEM M-7**

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ZONING:

State Land Use District: Agricultural  
County of Maui: Interim Zoning Provisions of the Maui County Zoning Code

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. 1611, dated February 1, 1954, setting aside 10.321 acres, being a portion of Molokai Airport under the control and management of the Hawaii Aeronautics Commission [subsequently transferred to the State of Hawaii, Department of Transportation (HDOT)] for Public Purposes.

CHARACTER OF USE:

FAA will use the spaces for the maintenance and operation of the air traffic control tower at MKK.

TERM OF LEASE:

Thirty years.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

ANNUAL RENTAL:

\$0.00

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Section 11-200.1-16(b), pursuant to HDOT, Comprehensive Exemption List, concurred to by the Environmental Advisory Council on February 1, 2022, under Exemption Type 1, Part 1, A.1. Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current local, state and federal standards and regulations.

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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, HDOT proposes to issue a directly-negotiated lease to FAA for the maintenance and operation of the air traffic control tower at MKK.

RECOMMENDATION:

That the Board authorize the HDOT to issue a directly-negotiated lease to FAA, 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,

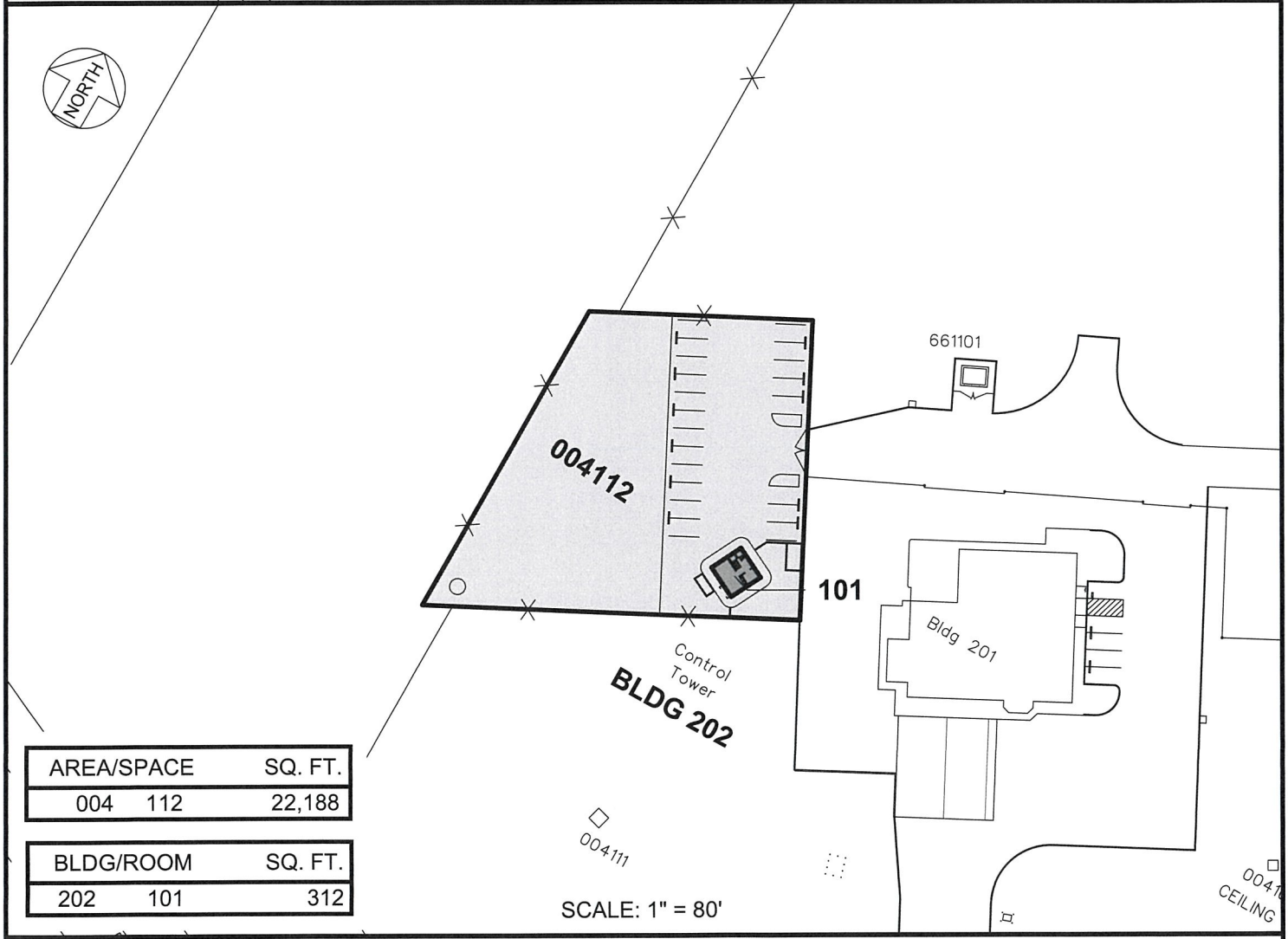
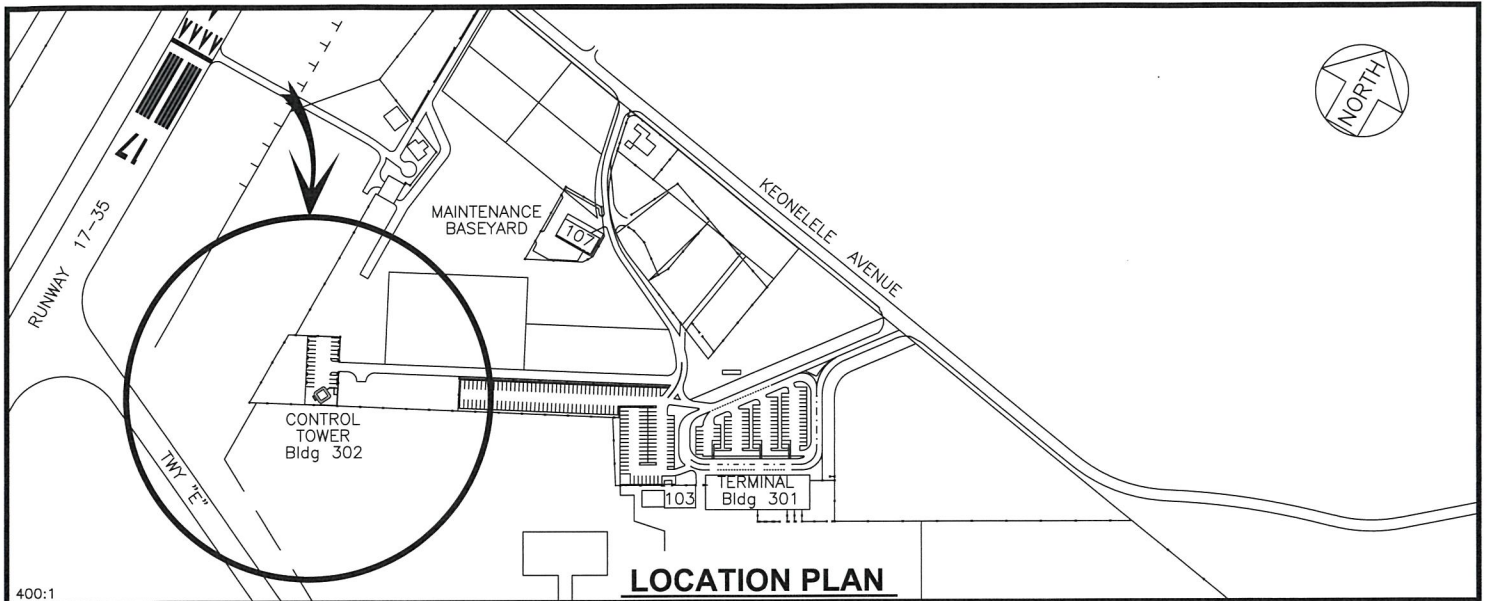


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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



AREA/SPACE	SQ. FT.
004 112	22,188

BLDG/ROOM	SQ. FT.
202 101	312

STATE LEASE NO. DOT-A-23-0015      DATE : JULY 2023      EXHIBIT: **A**



U.S. FEDERAL AVIATION  
 ADMINISTRATION

BUILDING 202 & LOT

004112  
 202101

**MOLOKAI AIRPORT**

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