



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
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-12: PORTION OF 116 AND 117

HAWAII

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.

LOCATIONS AND TAX MAP KEYS:

Portion of Hilo International Airport (ITO), Hilo, Island of Hawaii, identified by Tax Map Key: 3rd Division, 2-1-12: Portion of 116 and 117.

AREAS:

Area/Space No. 007-108, containing an area of approximately 43,596 square feet of improved, paved and unpaved land; and
Area/Space No. 007-109, containing an area of approximately 43,700 square feet of improved, paved and unpaved land, and an air traffic control tower, as shown and delineated on the attached map labeled Exhibit A.

ITEM M-19

BLNR – 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

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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

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 1519, dated July 17, 1952, setting aside 550.881 acres, being a portion of General Lyman Field under the control and management of the Hawaii Aeronautics Commission (subsequently transferred to the Department of Transportation) as a site for the Hilo Airport, now known as Hilo International Airport.

CHARACTER OF USE:

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

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:

The State of Hawaii, Department of Transportation (HDOT) has determined that the subject land areas are covered by the Hilo International Airport Final Environmental Assessment (EA), dated April 15, 2003, and published by the Office of Environmental Quality Control (OEQC) in the May 8, 2003, 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.

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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 ITO.

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,

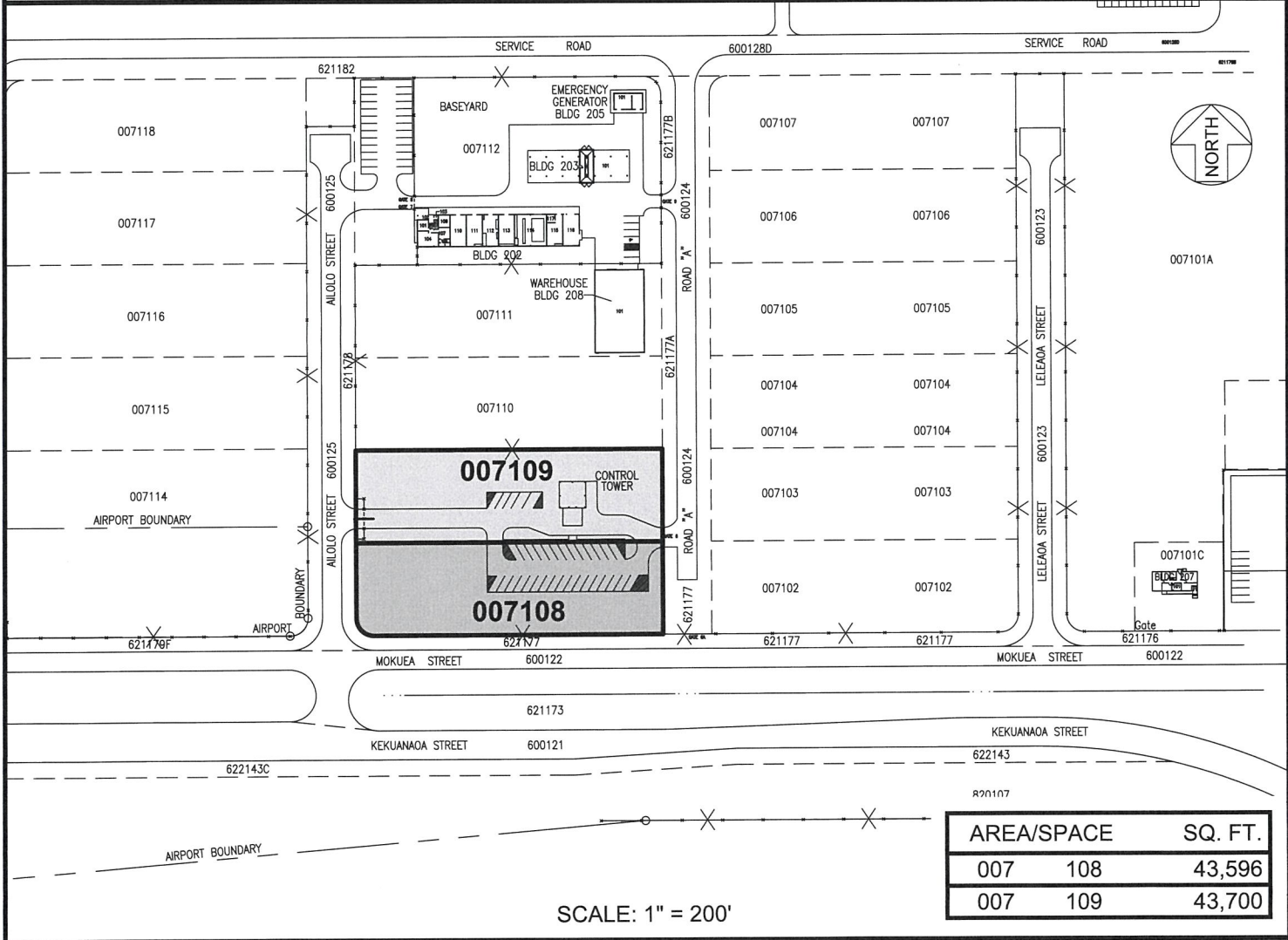
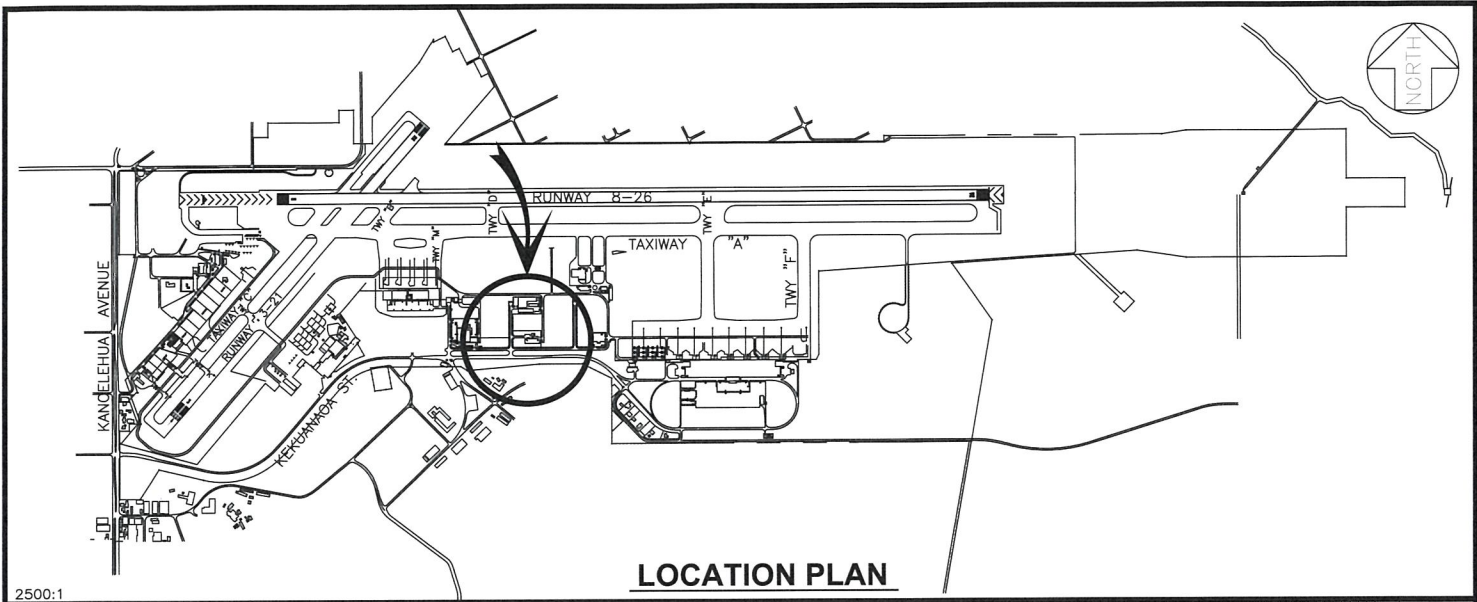


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



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



AREA/SPACE	SQ. FT.
007 108	43,596
007 109	43,700

DATE : JULY 2023

EXHIBIT: **A**



U.S. FEDERAL AVIATION
ADMINISTRATION

LOTS

007108
007109

HILO INTERNATIONAL AIRPORT

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