



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

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

ISSUANCE OF A REVOCABLE PERMIT FOR A COMMUTER TERMINAL  
OFFICE AND CHECK-IN PODIUM, AND LAND FOR AN OFFICE  
TRAILER TO SUPPORT SIGNATORY AIRLINE OPERATIONS  
SOUTHERN AIRWAYS EXPRESS, LLC  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Section 171-55, as amended.

APPLICANT:

Southern Airways Express, LLC (Mokulele), whose mailing address is 73-350 Uu Street,  
Kailua-Kona, Hawaii 96740.

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: 3<sup>rd</sup> Division, 7-3-043: Portion of 003.

AREAS:

Building/Room No. 105-110, containing an area of approximately 140 square feet,  
Building/Room No. 105-115, containing an area of approximately 11 square feet, and  
Area/Space No. 600-103C, containing an area of approximately 672 square feet of  
improved, paved land, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:  
County of Hawaii:

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

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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 Governors 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 (HDOT) for Airport Purposes.

CHARACTER OF USE:

Mokulele will use Building/Room Nos. 105-110 and 105-115, for an office and check-in podium respectively, to support its signatory airline operation.

Mokulele will use Area/Space No. 600-103C, for an aircraft maintenance office trailer to support its signatory airline operation.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$980.49 (based on a rate of \$18.90 per square foot per annum for commuter terminal office space, \$29.70 per square foot per annum for commuter terminal ticket counters, and \$3.43 per square foot per annum for improved, paved land, as determined from the HDOT schedule of rates and charges established by appraisal of Airports property statewide, plus \$316.68 for utilities, \$203.00 for air conditioning, and \$21.00 for maintenance).

SECURITY DEPOSIT:

\$2,941.47, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO \_\_\_  
Registered business name confirmed: YES X NO \_\_\_  
Good standing confirmed: YES X NO \_\_\_

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined Space Nos. 105-110 and 105-111 are covered by the Kona International Airport at Keahole Master Plan Update Final Environmental Assessment (EA) and Finding of No Significant Impact, dated December 18, 2000, and published by the Office of Environmental Quality Control in the January 8, 2001, 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.

The HDOT as determined Space No. 006-103C pertaining to this action was evaluated for environmental impact by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published in The Environmental Notice on November 8, 1988, and accepted by the Governor on December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Mokulele for an office, check-in podium, and land for an aircraft maintenance office trailer to support its signatory airline operation at KOA.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Mokulele, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

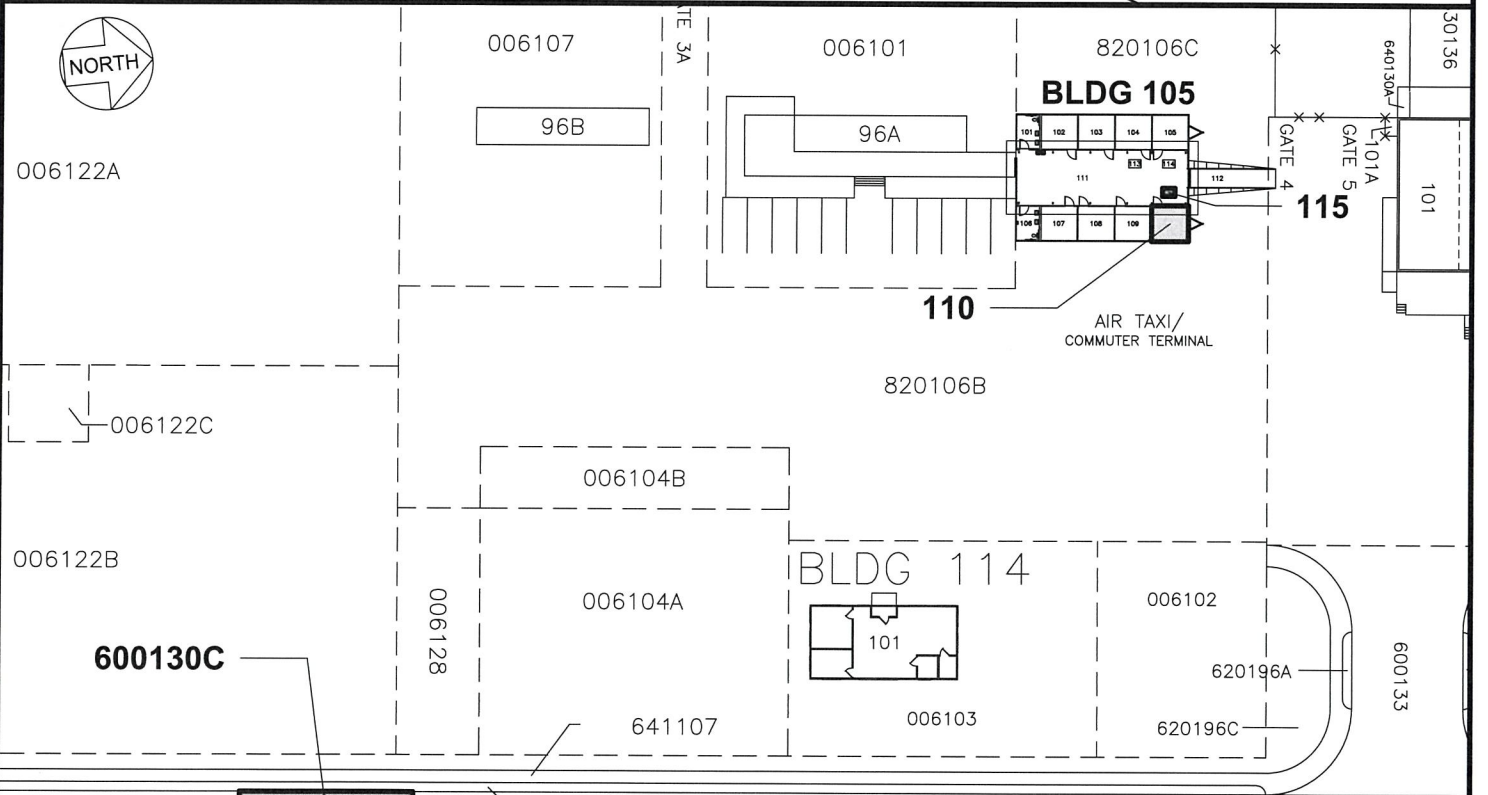
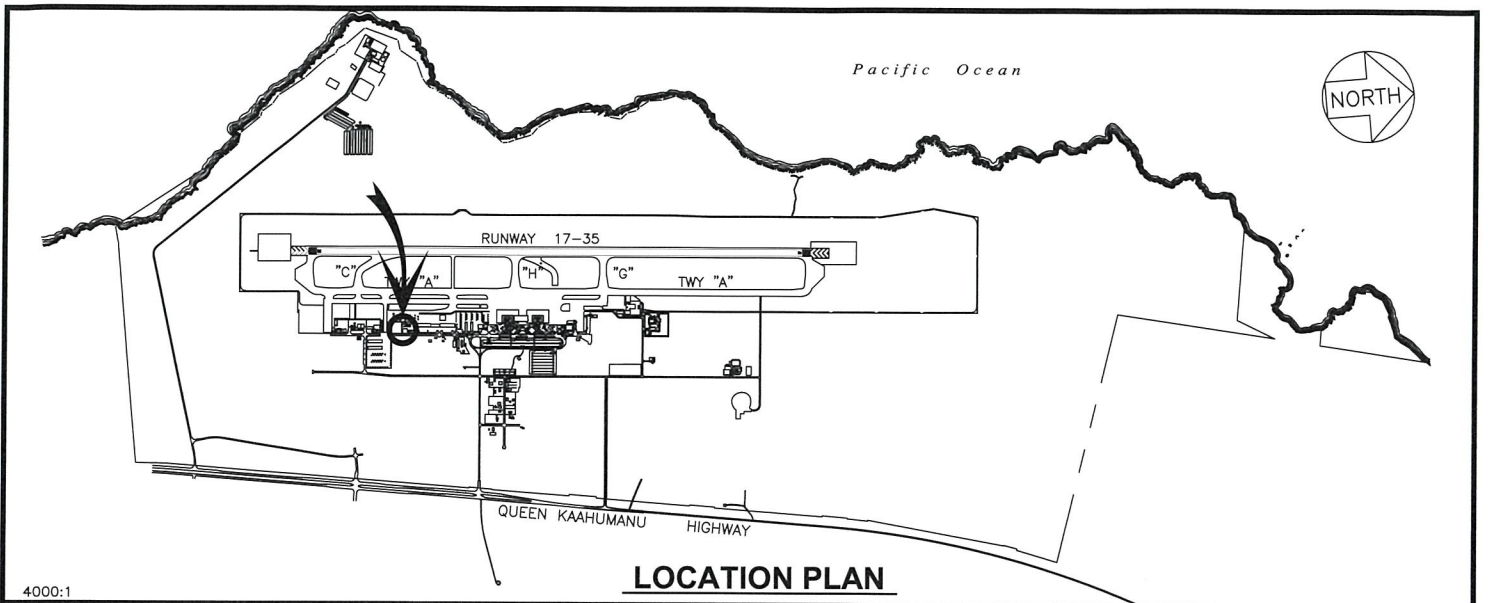


EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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



SCALE: 1" = 60'

AREA/SPACE	SQ. FT.
600 130C	672

BLDG/ROOM	SQ. FT.
105 110	140
105 115	11

RP-9530

DATE : NOVEMBER 2023

EXHIBIT: **A**



AIRPORTS

SOUTHERN AIRWAYS  
EXPRESS, LLC

COMMUTER OFFICE AND  
TRAILER

105110  
105115  
600130C

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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