

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

April 12, 2024

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

OAHU, ISLAND OF HAWAII

Informational Briefing Update on the United States Army Training Land Retention Efforts for the Pōhakuloa Training Area on the Island of Hawai‘i and for Kahuku, Kawaihoa-Poamoho, and Mākua Training Lands on the Island of O‘ahu; and

Authorize the Chairperson to Negotiate, Approve and Execute a Contract for Appraisal Services to Determine the Fair Market Value Currently Leased by the United States Army, Tax Map Keys (1) 5-8-002:002, 5-9-006:026; 7-2-001:006; 8-1-001:007 (por.), 008 and 012 (por.), 8-2-001:001, 022, 024, & 025; and (3) 4-4-015:008, 4-4-016:005. 7-1-004:007.

BACKGROUND

At its meeting on October 27, 2023 under agenda item D-11, the Board was provided a briefing by the United States Army (Army) regarding the status of their land retention efforts for training areas leased from the State on the islands of Oahu and Hawaii, specifically the Pōhakuloa Training Area (PTA); and the Kahuku Training Area, the Kawaihoa-Poamoho Training Area and the Mākua Military Reservation (collectively “the Oahu Training Areas”). At that meeting, a potential land exchange between the State and the Army was discussed as an alternative to new leases, with the State receiving lands in fee simple from the Army in exchange for the Army granted fee title to the State-owned parcels currently leased to the Army for the PTA and Oahu Training Areas.

REMARKS

At this time, the Army desires to provide an update briefing to the Board on land retention efforts including compliance with both the Hawaii Environmental Policy Act (HEPA) and the National Environmental Policy Act (NEPA) including forthcoming publication of draft environmental impact statements for the PTA and Oahu Training Areas. Additionally, the Army intends to further explain their desire to pursue a land exchange as an alternative to new leases. Given the complexity of a potential land exchange, the Board is requested to authorize the Chairperson to negotiate, approve and execute a contract for appraisal

services to determine the fair market value of the parcels currently leased to the Army for the PTA and Oahu Training Areas. Determining the fair market value for these parcels will be a critical requirement in the land exchange process.

Additionally, given the short time frame until the current leases expire, the Army would like to request that the Department take appropriate action to consider the land exchange option, including timely seeking an appraisal of the state leased areas.

The Army Training Areas subject to the proposed land exchange are identified as follows:

Pōhakuloa Training Area	(3) 4-4-015:008, 4-4-016:005, and 7-1-004:007	22,570 acres, more or less
Kahuku Training Area	(1) 5-8-002:002 and 5-9-006:026	1,150 acres, more or less
Kawailoa-Poamoho Training Area	(1) 7-2-001:006	4,390 acres, more or less
Mākua Military Reservation	(1) 8-1-001:007 (por.), 008, and 012 (por.), and 8-2-001: 001, 022, 024, & 025	782 acres, more or less

RECOMMENDATION: That the Board:

1. Authorize the Chairperson to negotiate, approve and execute a contract for appraisal services to determine the fair market value of the parcels currently leased to the Army for the PTA and Oahu Training Areas including Tax Map Keys (1) 5-8-002:002, 5-9-006:026; 7-2-001:006; 8-1-001:007 (por.), 008 and 012 (por.), 8-2-001:001, 022, 024, & 025; and (3) 4-4-015:008, 4-4-016:005. 7-1-004:007.

Respectfully Submitted,



Ian Hirokawa
Special Projects Coordinator

APPROVED FOR SUBMITTAL:



Dawn N. S. Chang, Chairperson

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