



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

IN REPLY REFER TO:

June 28, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR THE MANAGEMENT AND
OPERATION OF THE MESSAGE CHAIRS CONCESSION
SMARTE CARTE, INC.

DANIEL K. INOUE INTERNATIONAL AIRPORT (HNL),
KAHULUI AIRPORT (OGG), HILO INTERNATIONAL AIRPORT (ITO),
AND LIHUE AIRPORT (LIH)

TAX MAP KEYS: HNL (1) 1-1-003, OGG (2) 3-8-001, ITO (3) 2-1-012, LIH (4) 3-5-001
STATEWIDE

APPLICANT:

Smarte Carte, Inc., whose business address is 4455 White Bear Parkway,
St. Paul, Minnesota, 55110-7641.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portions of Daniel K. Inouye International Airport (HNL Airport), Island of Oahu,
State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003.

Portions of Kahului Airport (OGG Airport), Island of Maui,
State of Hawaii, identified by Tax Map Key: 2nd Division, 3-8-001.

Portions of Hilo International Airport (ITO Airport), Island of Hawaii,
State of Hawaii, identified by Tax Map Key: 3rd Division, 2-1-012.

ITEM M-23

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR THE MANAGEMENT AND OPERATION OF THE MASSAGE CHAIRS CONCESSION, SMARTE CARTE, INC.
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Portions of Lihue Airport (LIH Airport), Island of Kauai,
State of Hawaii, identified by Tax Map Key: 4th Division, 3-5-001.

ZONING:

HNL Airport
State Land Use District: Urban
City and County of Honolulu: I-2 (Industrial)

OGG Airport
State Land Use District: Urban
County of Maui: Airport

ITO Airport
State Land Use District: Urban
County of Hawaii: ML-20 (Industrial)

Lihue Airport
State Land Use District: Urban
County of Kauai: IG-STP (Industrial)

LAND TITLE STATUS:

Honolulu: Section 5(a), lands of Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act: No

Kahului: Section 5(a) and 5(b), lands of Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act: No

Hilo: Section 5(b), lands of Hawaii Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act: No

Lihue: Section 5(a), land of Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act: No

CURRENT USE STATUS:

HNL Airport
Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as the HNL Airport under the control and management of the HDOT, for Airport purposes.

OGG Airport

Land presently encumbered by Governor’s Executive Order No. 2427, dated February 12, 1969, setting aside 1,268,938 acres designated as OGG Airport under the control and management of the HDOT for Airport purposes.

ITO Airport

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

LIH Airport

Land presently encumbered by Governor’s Executive Order No. 4614, dated October 28, 2019, setting aside 883.583 acres designated as LIH Airport under the control and management of the HDOT for Airport purposes.

CHARACTER OF USE:

Smarte Carte, Inc. to manage and operate the massage chairs concession.

COMMENCEMENT DATE:

Upon complete execution of the revocable permit.

CONCESSION FEE:

The monthly concession fee shall be the greater of \$2,000.00 or 17.5% of the gross receipts.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u> </u>
Registered business name confirmed:	YES <u>X</u>	NO <u> </u>
Good standing confirmed:	YES <u>X</u>	NO <u> </u>

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

HNL Airport

The HDOT, has determined the environmental impacts of the subject land area and use is covered by the Final Environmental Assessment (EA) for the Propose Airport Modernization Program, Honolulu International Airport, State Project No. AO1011-03. The EA is a joint State and Federal document, dated January 2013 and published in the

October 23, 2012, issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and the HDOT environmental best management practice will address minimum impacts from this action.

OGG Airport

The HDOT, has determined the subject land area and use is covered by the Kahului Airport Terminal Complex Expansion Negative Declaration, published by the Environmental Quality Commission (EQC) in the September 8, 1981, issue of the EQC Bulletin. Accordingly, all relevant mitigation from the Negative Declaration and best management practices will be implemented to address the minimum impacts of this action.

ITO Airport

The HDOT, has determined the environmental impacts of subject land area and use is covered by the General Lyman Field, New Passenger Terminal, Final Environmental Impact Statement (FEIS), published by the Office of Environmental Quality Control (OEQC) in the October 17, 1973, issue of the EIS Newsletter. Accordingly, all relevant mitigation from the FEIS and best management practices will be implemented to address the minimum impacts of this action.

LIH Airport

The HDOT, has determined the environmental impacts of the proposed tenant use for the subject land is covered by the Lihue Airport Master Plan Environmental Impact Statement (EIS), published by the Environmental Quality Commission (EQC) in the August 8, 1976 and August 23, 1976, issues of the EQC Bulletin and accepted by the Governor on April 26, 1977. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

The massage chairs will be located at various locations in each of the Airport's passenger terminal buildings. Individual locations are subject to change due to changes in traveler demands and operational needs of the Airport.

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 Smarte Carte, Inc, including its conditions and rent, will best serve the interests of the State.

Respectfully submitted,



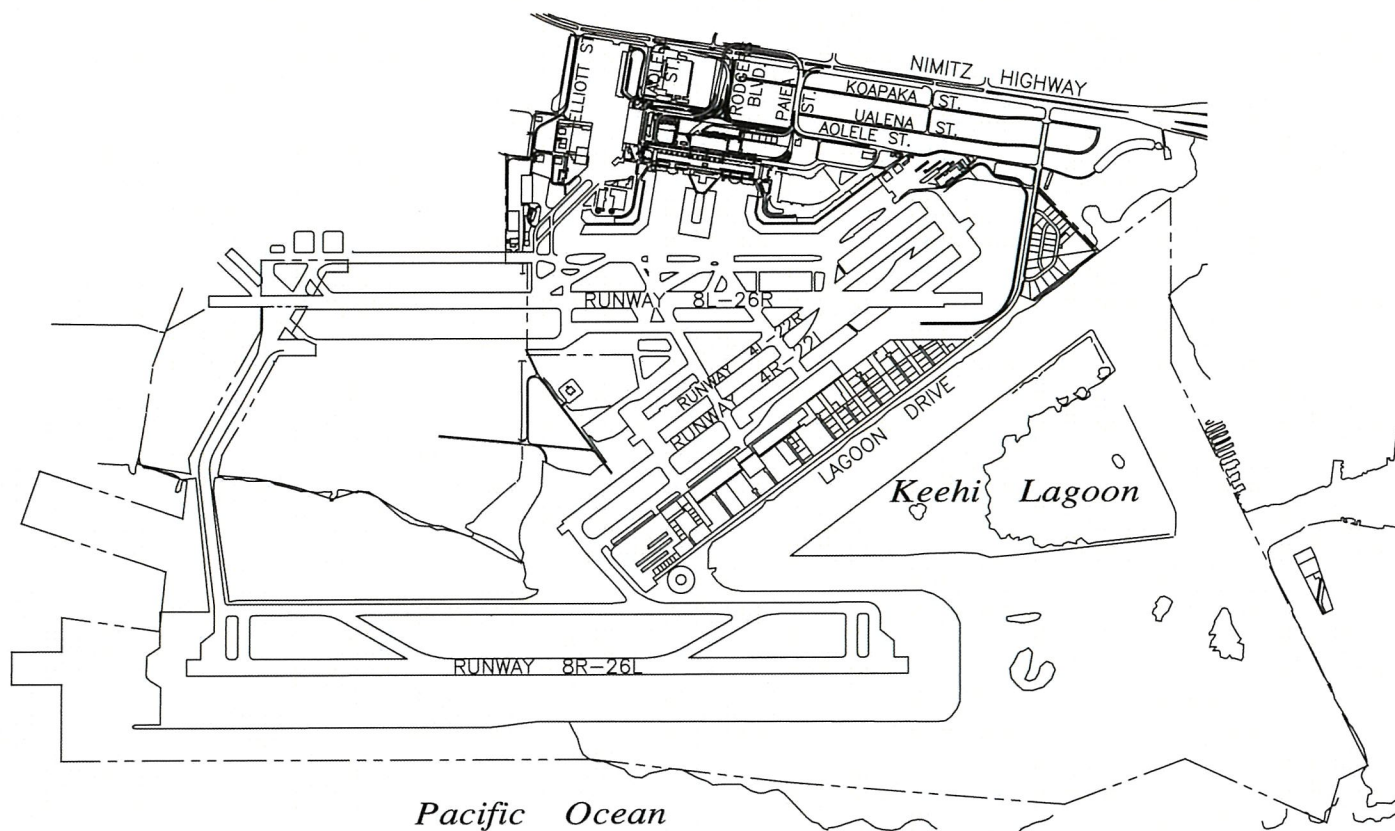
EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Attachments



DATE :

EXHIBIT:



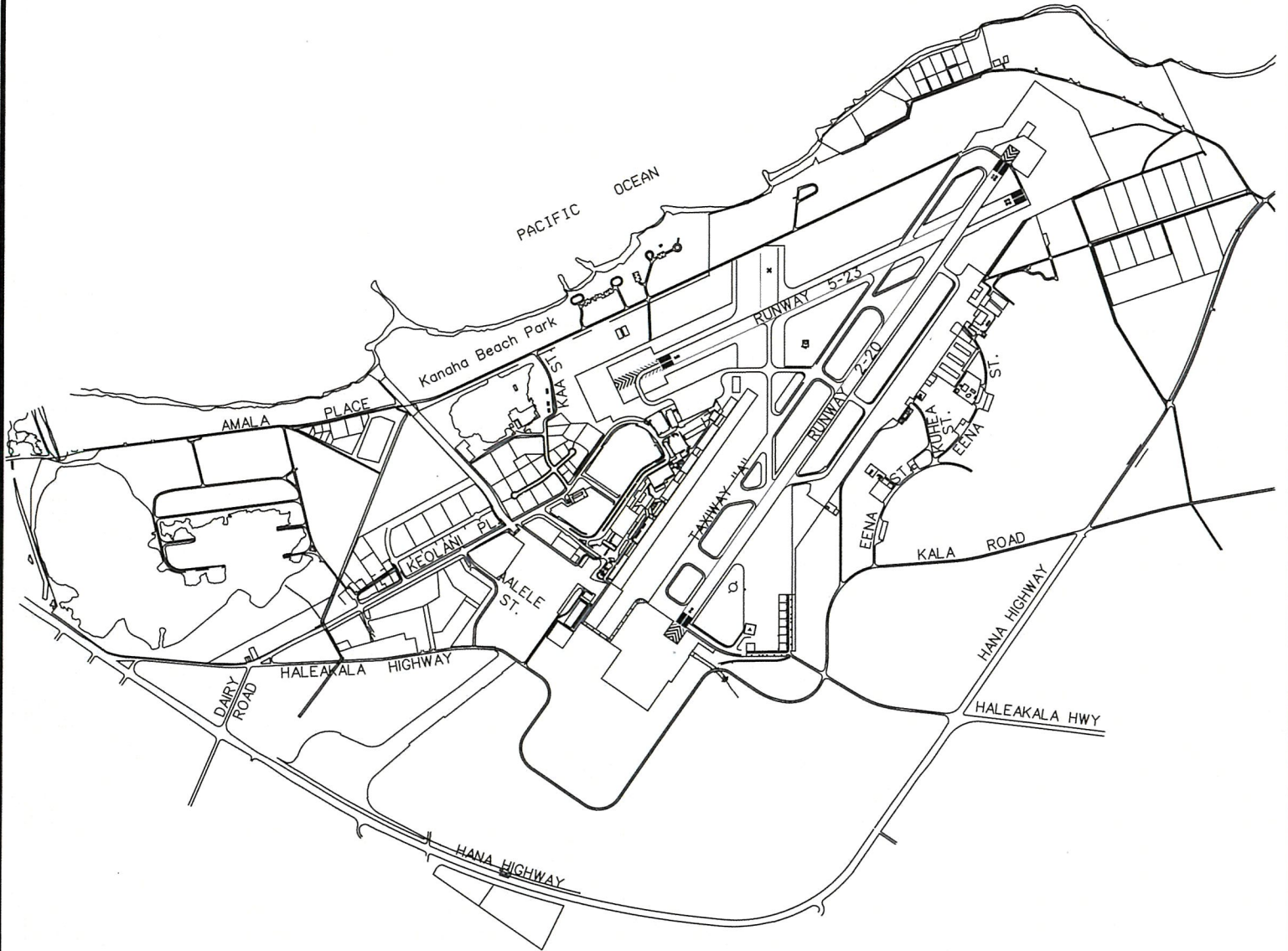
Airports Division

"AIRPORT"

PLAT 01

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DANIEL K. INOUE INTERNATIONAL AIRPORT



SCALE: 1" = 2000'

DATE :

EXHIBIT:



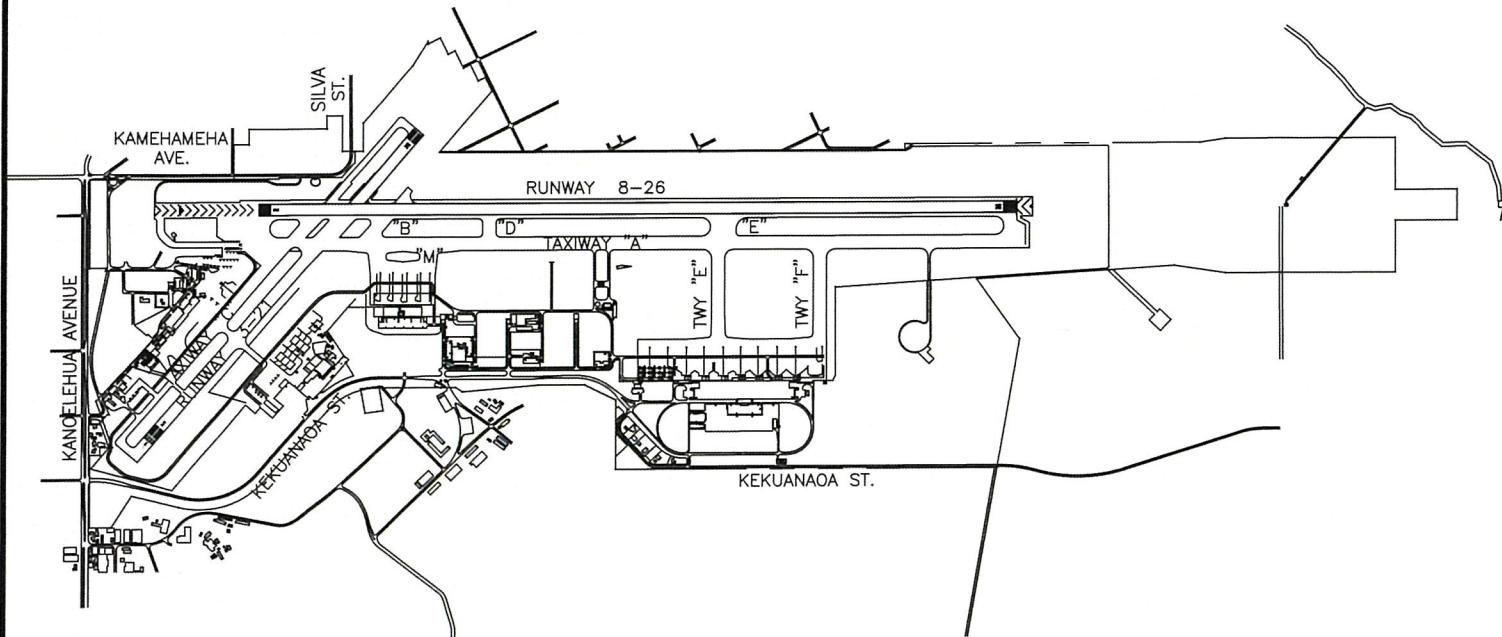
Airports Division

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KAHULUI AIRPORT



SCALE: 1" = 2500'

DATE :

EXHIBIT:



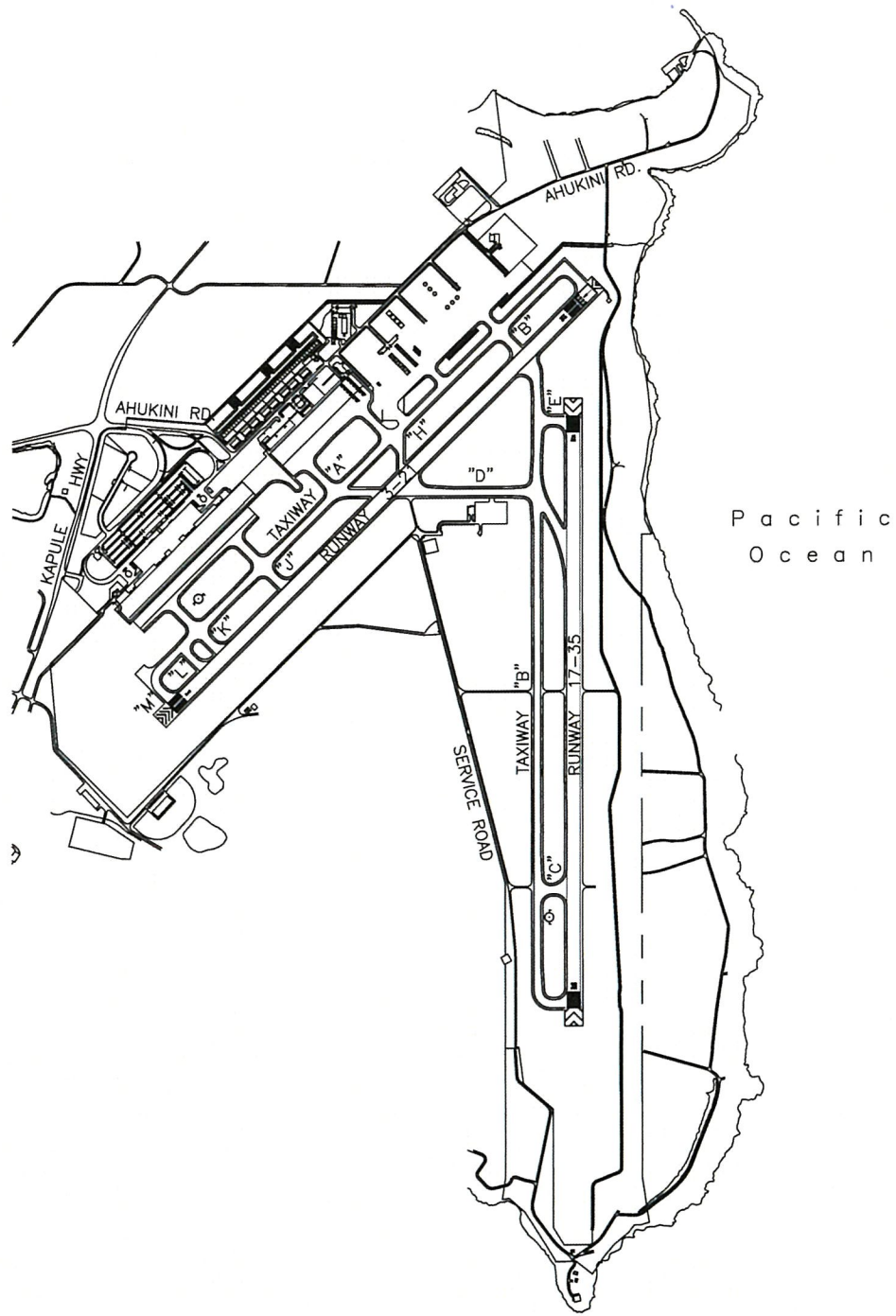
Airports Division

"AIRPORT"

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HILO INTERNATIONAL AIRPORT

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SCALE: 1" = 2000'

DATE :

EXHIBIT:



Airports Division

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PLAT 01

LIHUE AIRPORT

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