



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

IN REPLY REFER TO:

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

**ISSUANCE OF A PERSONAL HANGAR FACILITIES LEASE  
TAYLOR, ALEXANDER R.  
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII**

**OAHU**

**REQUEST:**

Issuance of a Personal Hangar Facilities Lease to Alexander R. Taylor at Kalaeloa Airport to develop, construct, use, and maintain a hangar facility.

**APPLICANT / LESSEE:**

Alexander R. Taylor, whose post office address is 575 Cooke Street, Apt. #2420, Honolulu, Hawaii 96813

**LEGAL REFERENCE:**

Subsection 171-59(b), Hawaii Revised Statutes

**LOCATION AND AREA:**

Portion of Kalaeloa Airport, Ewa, Island of Oahu, identified by Tax Map Key: 1<sup>st</sup> Division, 9-1-13: Portion of 32

**AREA:**

Area/Space No. 407-111, containing a land area of approximately 10,000 square feet of improved, paved general aviation land, as shown and delineated on the attached map labeled Exhibit A.

**ZONING:**

State Land Use District: Urban  
City and County of Honolulu: P-2 (To be rezoned in the future)

**ITEM M-3**

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawaii after  
Statehood

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES  NO

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3861, setting aside  
Kalaeloa Airport under the control and management of the Department of Transportation,  
Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

Development, construction, and maintenance of a hangar facility.

TERM OF LEASE:

Ten (10) years

LEASE COMMENCEMENT DATE:

Upon execution of the documents

ANNUAL GROUND LEASE RENTAL:

First five years (lease years 1 through 5): \$5,900.00 per annum, payable in monthly  
installments of \$491.67, in advance, based upon a ground lease rental rate of \$0.59 per  
square foot per annum for improved, paved general aviation land at Kalaeloa Airport.

Second five years (lease years 6 through 10): \$6,785.00 per annum, payable in monthly  
installments of \$565.42, in advance, based upon the product of the annual rental for the  
fifth (5<sup>th</sup>) year of the lease term (\$5,900.00) and 115%.

PERFORMANCE BOND:

Sum equal to the annual land lease rental in effect.

MINIMUM IMPROVEMENTS REQUIREMENT:

\$40,000

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: Alexander R. Taylor desires to develop, construct, and maintain a  
personal hangar facility on the proposed leased premises.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Assessment for the Kalaeloa Airfield Development Plan Improvements, State Project No. AO5011-02 dated June 2010. This Environmental Assessment was prepared by Wilson Okamoto Corp. for the State of Hawaii, Department of Transportation, Airports Division, in part to evaluate the environmental effects of the recommended Kalaeloa Airfield Master Plan to meet existing and forecast general aviation demands.

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>

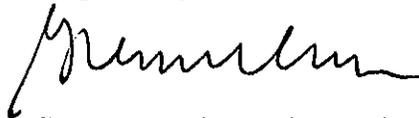
REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a direct lease to Alexander R. Taylor, for the purpose of developing, constructing, operating, and maintaining a personal hangar facility for general aviation activities at Kalaeloa Airfield.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to Alexander R. Taylor, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other 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,



GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
WILLIAM J. AILA, JR.  
Chairperson and Member

