

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



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ROBIN K. SHISHIDO

**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU  
AIRPORTS**

400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 24.0542

August 22, 2024

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR CARGO BUILDING  
AND RAMP SPACE FOR A FREIGHT HANDLING OPERATION  
HAWAII FOODSERVICE ALLIANCE, L.L.C.  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

Hawaii Foodservice Alliance, L.L.C. (HFA), whose mailing address is  
2720 Waiwai Loop, Honolulu, Hawaii 96819.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171, as amended.

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. 103-111, containing an area of approximately 975 square feet,  
Building/Room No. 103-112, containing an area of approximately 1,000 square feet,  
Building/Room No. 103-113, containing an area of approximately 1,000 square feet, and  
Area/Space No. 630-157, containing an area of approximately 400 square feet of  
improved, paved land, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban & Conservation  
County of Hawaii: 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:

HFA will use the cargo building spaces to store perishable and dry goods, and office space, and the ramp space for a storage container to support its freight handling operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$3,833.08 (\$3,386.83 based on a rate of \$13.20 per square foot per annum for cargo space 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 \$446.25 for maintenance).

SECURITY DEPOSIT:

\$11,499.24, 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 \_\_\_

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land area 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,

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and accepted by the Governor on December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to HFA for cargo building spaces to store perishable and dry goods, and office space, and ramp space for a storage container to support its freight handling operation at KOA.

RECOMMENDATION:

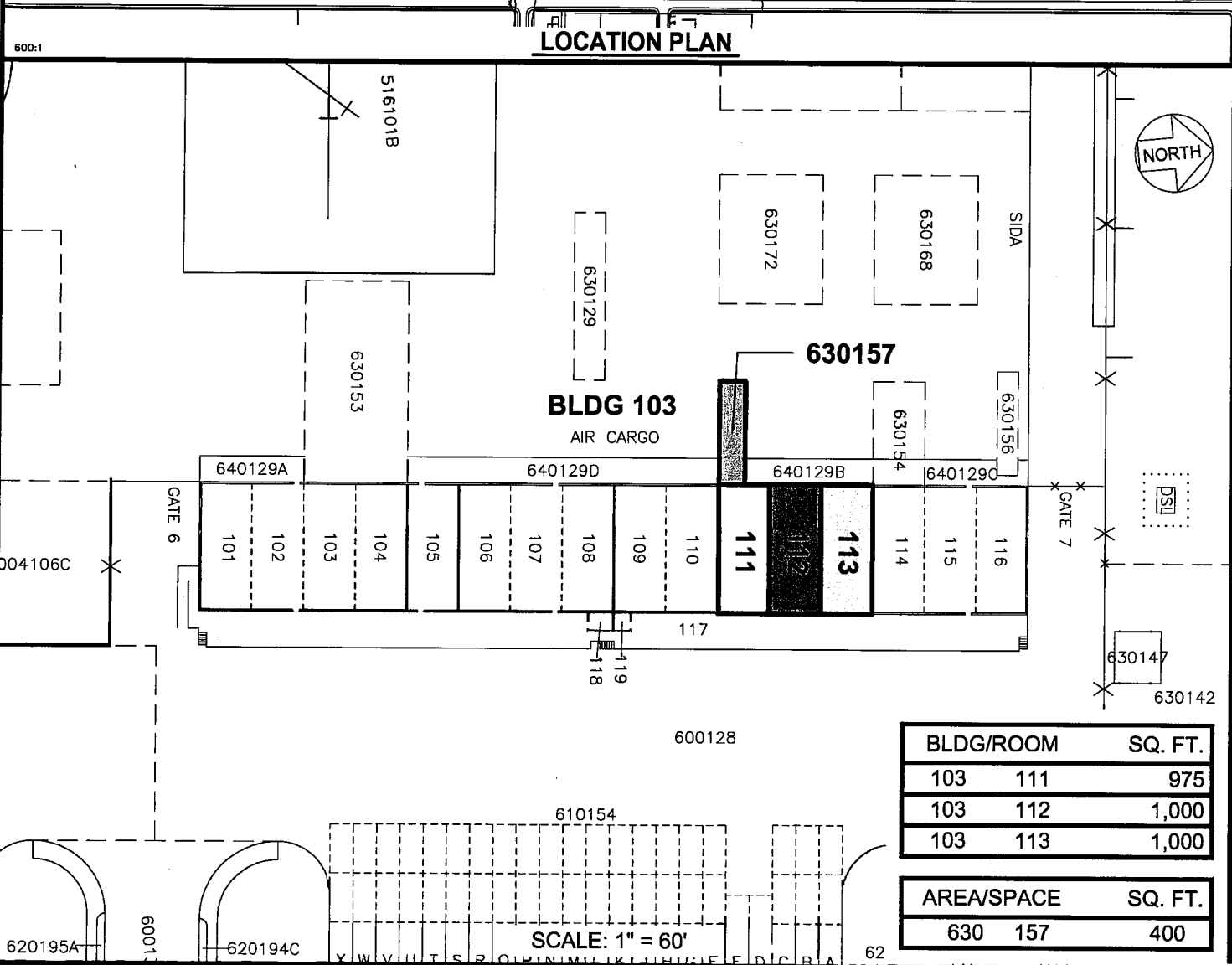
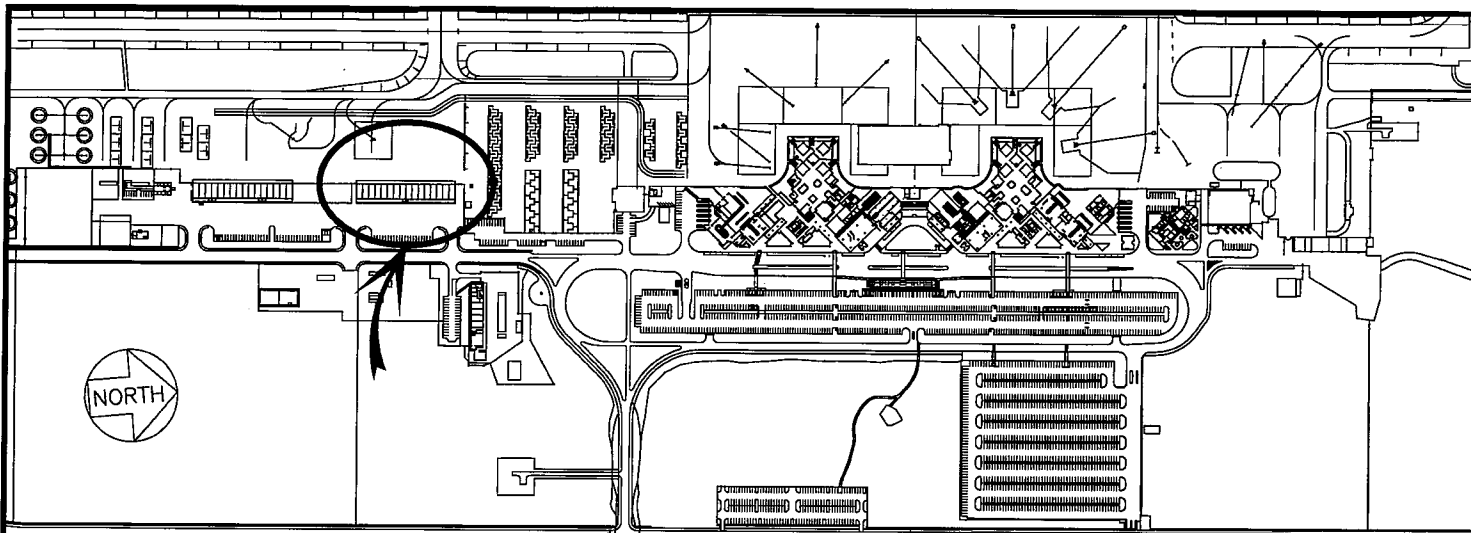
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month Revocable Permit to HFA including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO  
Deputy Director of Transportation for Airports

Attachment



BLDG/ROOM	SQ. FT.
103 111	975
103 112	1,000
103 113	1,000

AREA/SPACE	SQ. FT.
630 157	400

RP-9583 DATE: AUGUST 2023 EXHIBIT: **A**



HAWAII FOODSERVICE  
ALLIANCE, L.L.C.

BUILDING 103  
AIR CARGO  
GROUND LEVEL

103111-113  
630157

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

103111-01.DWG NAICADP/NIKWA N:\AIRPORTS\KOKO