

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 25.0101

February 27, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR MAIN TERMINAL SPACE,
RAMP SPACE, AND EIGHTEEN VEHICLE PARKING STALLS
FEDERAL EXPRESS CORPORATION
WAIMEA-KOHALA AIRPORT
TAX MAP KEY: (3) 6-7-001: PORTION OF 008

HAWAII

APPLICANT:

Federal Express Corporation (FedEx), whose mailing address is 3680 Hacks Cross Road, Building B, 3rd Floor, Memphis, Tennessee 38125.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

Portion of Waimea-Kohala Airport (MUE), Kamuela, Island of Hawaii, identified by Tax Map Key: (3) 6-7-001: Portion of 008.

AREAS:

Terminal Building

Building/Room No. 300-118, containing an area of approximately 1,949 square feet, Building/Room No. 300-125, containing an area of approximately 263 square feet, and Building/Room No. 300-126, containing an area of approximately 602 square feet, as shown and delineated on the attached Exhibit A.

ITEM C-6

ISSUANCE OF A REVOCABLE PERMIT FOR MAIN TERMINAL SPACE, RAMP SPACE,
AND EIGHTEEN VEHICLE PARKING STALLS, FEDERAL EXPRESS CORPORATION
Page 2

Improved, Paved Land

Area/Space No. 504-104, containing an area of approximately 2,007 square feet,
Area/Space Nos. 610-107A-H, J, K & L, each containing an area of approximately 162
square feet, and
Area/Space Nos. 610-110A-G, each containing an area of approximately 162 square feet,
as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Agricultural District
County of Hawaii: A-40A Agriculture

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors Executive Order No. 1789, dated
May 21, 1957, setting aside 89.718 acres, being a portion of Waimea-Kohala Airport
under the control and management of the Hawaii Aeronautics Commission (subsequently
transferred to the State of Hawaii Department of Transportation [HDOT]) for Airport
purposes).

CHARACTER OF USE:

FedEx will use the main terminal spaces as a shipping center and offices and the
improved, paved land as ground service equipment parking and eighteen vehicle parking
stalls for employee and company vehicles in support of its package delivery operation at
MUE.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$3,632.53 (\$1,374.97 based on a rate of \$5.25 per square foot per annum for terminal
space, \$0.86 per square foot per annum for improved, paved land, and \$41.00 per parking
space, as determined from the HDOT schedule of rates and charges established by
appraisal of Airports property statewide, plus \$1,097.46 for electricity and \$422.10 for
maintenance).

ISSUANCE OF A REVOCABLE PERMIT FOR MAIN TERMINAL SPACE, RAMP SPACE,
AND EIGHTEEN VEHICLE PARKING STALLS, FEDERAL EXPRESS CORPORATION
Page 3

SECURITY DEPOSIT:

\$10,897.59, or three times the monthly rental in effect.

DCCA VERIFICATION:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined that the environmental impacts of the proposed tenant lease for the subject land use is covered by the Waimea-Kohala Airport Final Environmental Assessment (EA), published by the Office of Environmental Quality Control in the November 8, 1999, 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.

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to FedEx for main terminal spaces for a shipping center and offices, ramp space for ground service equipment parking, and eighteen vehicle parking stalls for employee and company vehicles, in support of its package delivery operation.

RECOMMENDATION:

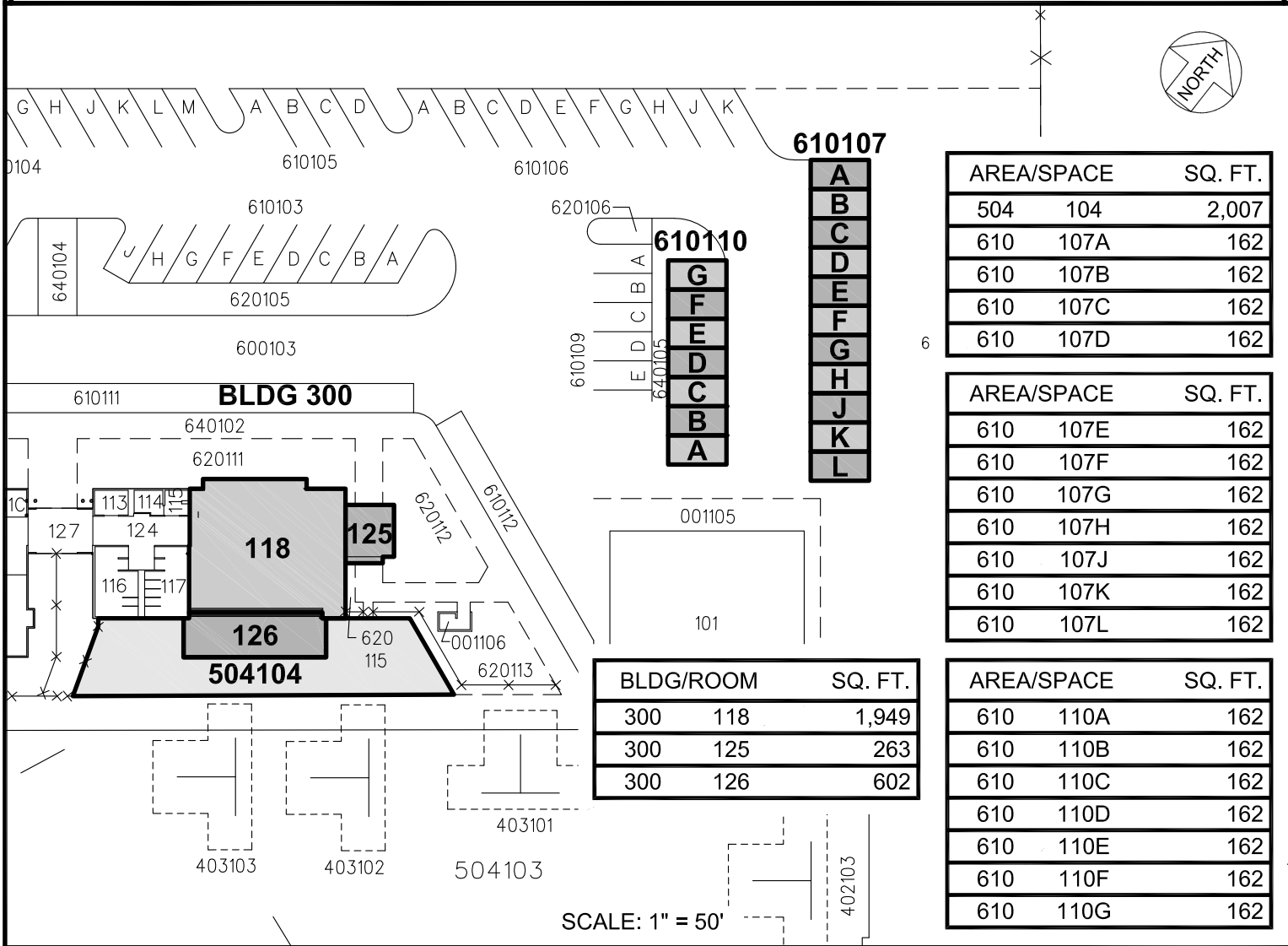
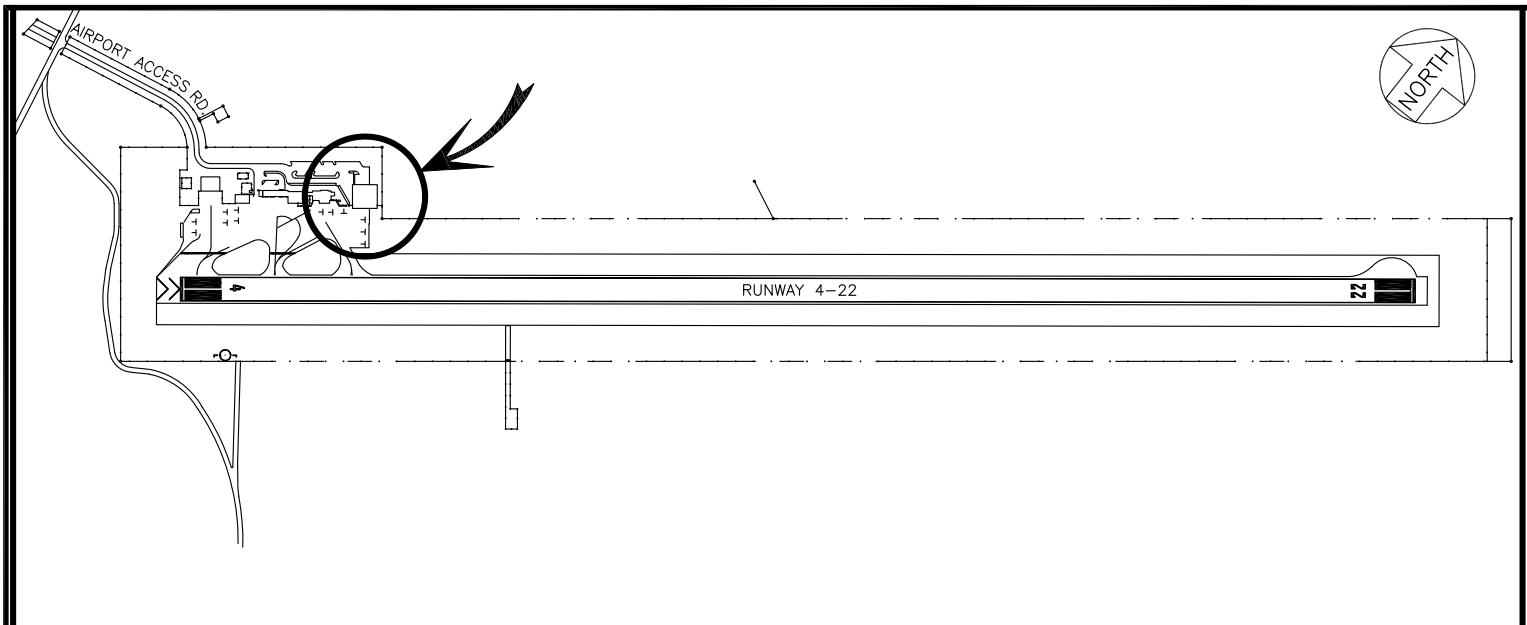
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to FedEx, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



RP-9651 DATE : OCTOBER 2024 EXHIBIT: **A**

<p>AIRPORTS</p>	<p>FEDERAL EXPRESS CORPORATION</p>	<p>BLDG 300 TERMINAL BUILDING GROUND LEVEL</p>	<p>300118-126, 504104, 610107A-L 610110A-G</p>
-----------------	---	--	--

N:\AIRPORTS\MUE_WAIMEAKOHALA\CAD\IPMMUE_300118-02_DRAFT.DWG