

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
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 25.0318

May 8, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR AN EXECUTIVE LOUNGE
FOR USE BY PREMIER MEMBERS OF CREDIT CARD COMPANIES AND
OTHER AUTHORIZED GUESTS
IASS HAWAII, LLC
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 050 (PORTION)

OAHU

APPLICANT:

IASS Hawaii, LLC, whose business address is c/o Carl K. Yamamoto of Yamamoto & Ichishita, CPA's, Inc., 169 South Kukui Street, 3rd Floor, Honolulu, Hawaii 96813.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Building No. 350, Central Concourse, Ground Level, at Daniel K. Inouye International Airport (Airport), Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: 050 (Portion).

AREA:

Building/Room No. 350-147D, containing an area of 1,692 square feet, as shown and delineated on the attached map labeled Exhibit A.

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ZONING:

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

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES ____ NO X

CURRENT USE STATUS:

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

CHARACTER OF USE:

IASS Hawaii, LLC will use the space for an executive lounge for use by premier
members of credit card companies and other authorized guests.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$8,767.38 (as determined from the HDOT Schedule of Rates and Charges at the VIP
Lounge Rate of \$54.50 per square foot per annum, as established by appraisal of Airports
property statewide plus \$659.88 for utilities and \$423.00 for air conditioning).

SECURITY DEPOSIT:

\$26,302.14, 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 ____

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989, issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and HDOT environmental best management practice will address minimal impacts from this action.

REMARKS:

In accordance with HRS, relating to Permits, HDOT proposes to issue a month-to-month revocable permit to IASS Hawaii, LLC, for an executive lounge at the Airport.

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 IASS Hawaii, LLC, including its conditions and rent, will best serve the interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment

