



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 25.0678

August 28, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT TO PRIOR BOARD ACTION OF MARCH 13, 2025, ITEM C-3
REQUEST AN AMENDMENT TO THE AREA AND ANNUAL RENTAL
ISSUANCE OF A DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE
SIGNATURE FLIGHT SUPPORT LLC
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001: PORTION OF 019, PORTION OF 077 AND
PORTION OF 168

MAUI

On November 7, 2024, under agenda Item C-6, and pursuant to Section 26-19 and 171, as amended, the Director of Transportation (DIR) authorized the State of Hawaii Department of Transportation (HDOT) to issue a directly-negotiated Fixed-Base Operations Lease to Signature Flight Support LLC (Signature), to develop, construct, use, operate, and maintain a fixed-base operation facility at Kahului Airport.

Subsequently, on March 13, 2025, under agenda Item C-3, the DIR authorized the HDOT to amend the AREA and THE ANNUAL RENTAL per Signature's request.

PURPOSE:

The HDOT requests certain changes to the AREA and THE ANNUAL RENTAL, as written on said amended submittal previously approved by DIR (attached).

The changes should read as follows:

AREA:

First Amendment: Improved, Unpaved Land

Area/Space No. 004-107, containing an area of approximately 4,407 square feet,
Area/Space No. 004-109, containing an area of approximately 9,094 square feet,
Area/Space No. 004-148, containing an area of approximately 9,396 square feet,

AMENDMENT TO PRIOR BOARD ACTION OF MARCH 13, 2025, ITEM C-3, REQUEST AN AMENDMENT TO THE AREA AND ANNUAL RENTAL, ISSUANCE OF A DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE, SIGNATURE FLIGHT SUPPORT LLC

Page 2

Area/Space No. 004-149, containing an area of approximately 25,950 square feet, and Area/Space No. 820-120B, containing an area of approximately 6,518 square feet, as shown and delineated on the attached map labeled Exhibits B and C.

Amended: Improved, Unpaved Land

Area/Space No. 004-107, containing an area of approximately 4,407 square feet, Area/Space No. 004-109, containing an area of approximately 9,094 square feet, Area/Space No. 004-110, containing an area of approximately 24,994 square feet, Area/Space No. 610-148, containing an area of approximately 9,396 square feet, and Area/Space No. 820-120B, containing an area of approximately 6,518 square feet, as shown and delineated on the attached map labeled Exhibits B and C.

ANNUAL LEASE RENTAL FOR YEARS 1-5:

First Amendment

Years 1 – 5: \$268,900.78 per annum [based on a rate of \$26.40 per square foot, per annum, for Building No. 242, \$15.60 per square foot, per annum, for Building No. 243, \$4.57 per square foot, per annum, for improved, paved land discounted to \$3.43 (25% Aeronautical Discount), and \$3.26 per square foot, per annum, for improved, unpaved land discounted to \$1.63 [50% Developmental Discount pursuant to HRS 261-7(g)], as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airport property statewide].

Amended

Years 1 – 5: \$267,342.50 per annum [based on a rate of \$26.40 per square foot, per annum, for Building No. 242, \$15.60 per square foot, per annum, for Building No. 243, \$4.57 per square foot, per annum, for improved, paved land discounted to \$3.43 (25% Aeronautical Discount), and \$3.26 per square foot, per annum, for improved, unpaved land discounted to \$1.63 [50% Developmental Discount pursuant to HRS 261-7(g)], as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airport property statewide].

AMENDMENT TO PRIOR BOARD ACTION OF MARCH 13, 2025, ITEM C-3, REQUEST AN
AMENDMENT TO THE AREA AND ANNUAL RENTAL, ISSUANCE OF A
DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE, SIGNATURE FLIGHT
SUPPORT LLC

Page 3

REMARKS:

All other terms as outlined in the submittal previously approved by DIR remain unchanged.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends DIR finds that approving the changes to the Area and the Annual Rental of a directly-negotiated Fixed-Base Operations Lease to Signature, as herein outlined, which are by reference incorporated herein and subject to such other terms and conditions as may be prescribed by DIR will serve the best interests of the State.

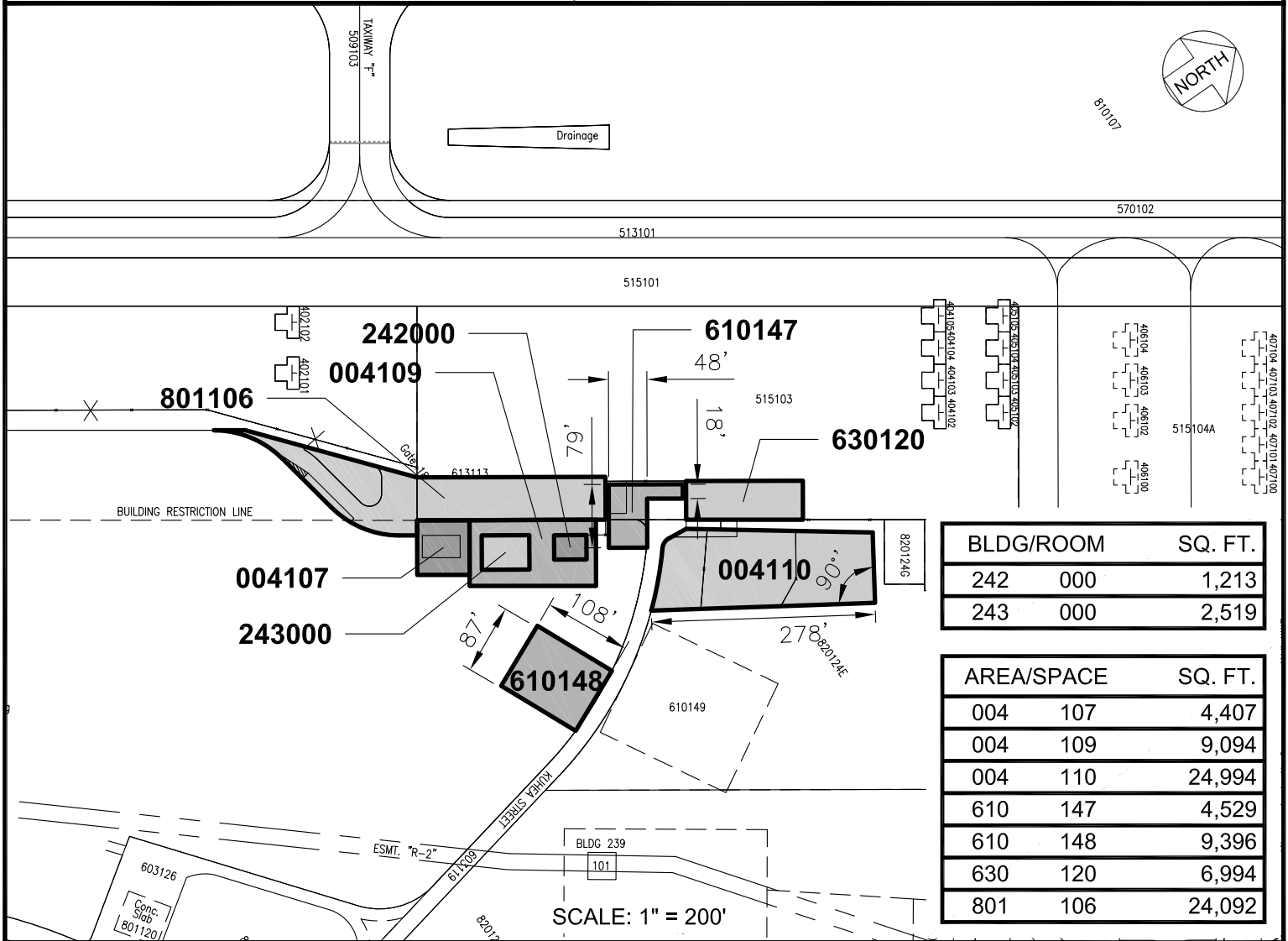
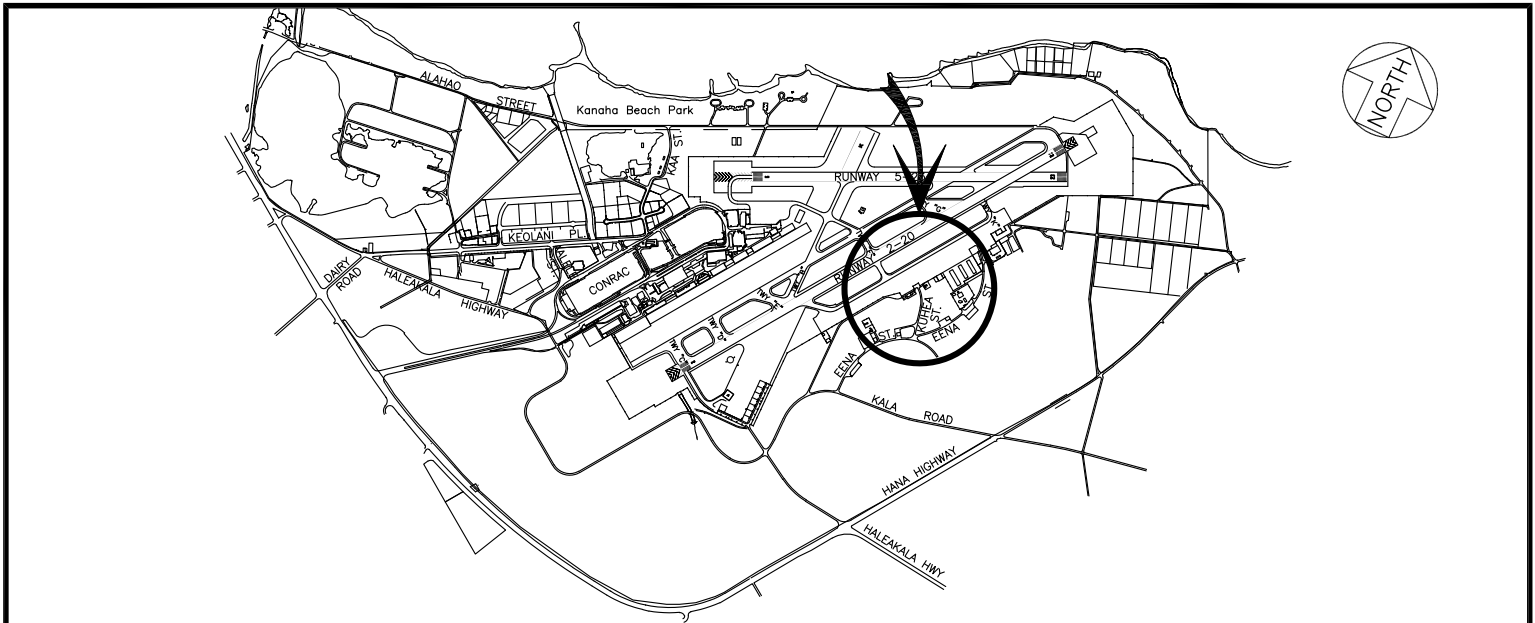
Respectfully submitted,




CURT T. OTAGURO

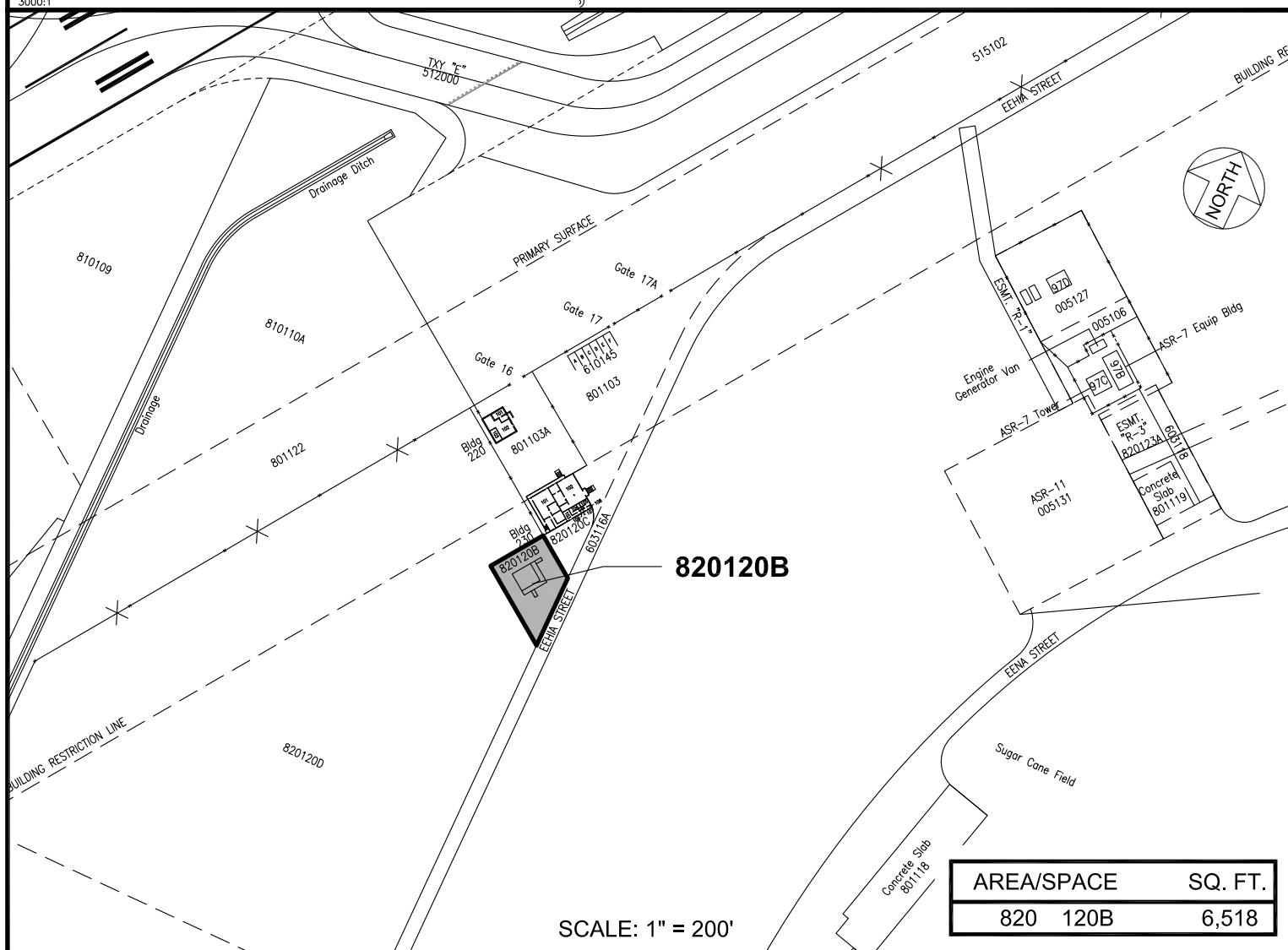
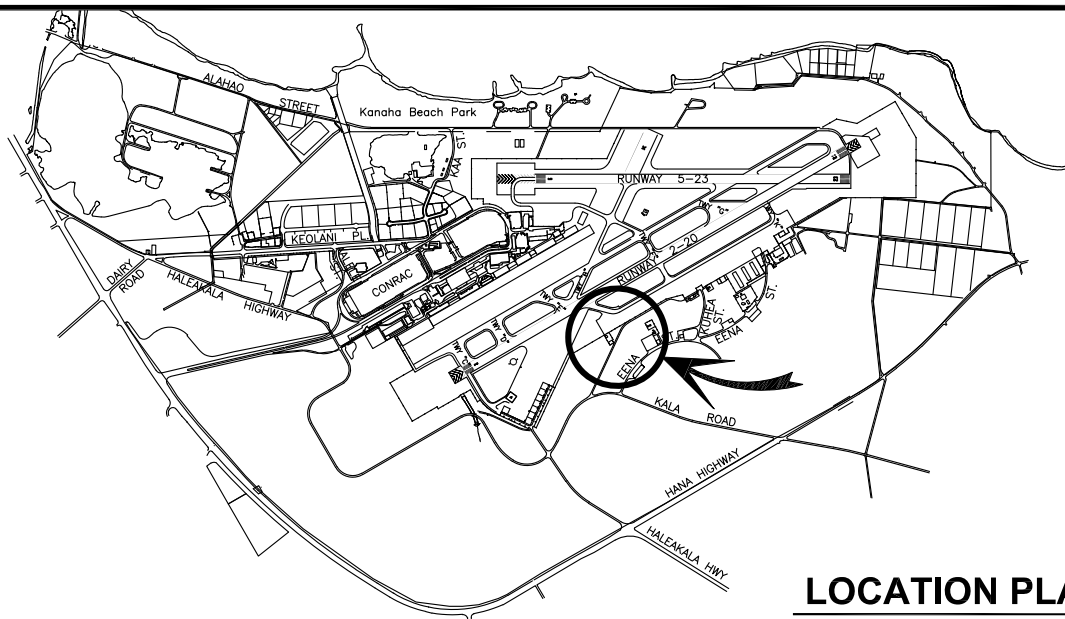
Deputy Director of Transportation for Airports

Attachments



STATE LEASE NO. DOT-A-25-0007	DATE : JULY 2025	EXHIBIT: B
 AIRPORTS	SIGNATURE FLIGHT SUPPORT LLC	LOT
242000 243000		

KAHULUI AIRPORT



STATE LEASE NO. DOT-A-25-0007

DATE : JULY 2025

EXHIBIT: C



SIGNATURE FLIGHT
SUPPORT LLC

CREW BARRACKS

820120B

KAHULUI AIRPORT



**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**

AIR-PM 25.0188

March 13, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT TO PRIOR BOARD ACTION OF NOVEMBER 7, 2024, ITEM C-6
REQUEST AN AMENDMENT TO THE AREA AND ANNUAL RENTAL
ISSUANCE OF A DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE
SIGNATURE FLIGHT SUPPORT LLC
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001: PORTION OF 019, PORTION OF 077 AND
PORTION OF 168

MAUI

On November 7, 2024, under agenda Item C-6, and pursuant to Section 26-19 and 171, as amended, the Director of Transportation (DIR) authorized the State of Hawaii Department of Transportation (HDOT) to issue a directly-negotiated Fixed-Base Operations Lease to Signature Flight Support LLC (Signature), to develop, construct, use, operate and maintain a fixed-base operation facility at Kahului Airport.

PURPOSE:

The HDOT requests certain changes to the AREA and THE ANNUAL RENTAL, as written on said submittal previously approved by DIR (attached).

The changes should read as follows:

AREA:

Original: Improved, Unpaved Land

Area/Space No. 004-107, containing an area of approximately 4,407 square feet,
Area/Space No. 004-109, containing an area of approximately 9,094 square feet,
Area/Space No. 004-110, containing an area of approximately 10,617 square feet,
Area/Space No. 004-148, containing an area of approximately 9,396 square feet, and
Area/Space No. 004-149, containing an area of approximately 25,950 square feet, as shown
and delineated on the attached map labeled Exhibit A.

**ITEM C-3
March 13, 2025**

AMENDMENT TO PRIOR BOARD ACTION OF NOVEMBER 7, 2024, ITEM C-6, REQUEST
AN AMENDMENT TO THE AREA AND ANNUAL RENTAL, ISSUANCE OF A
DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE, SIGNATURE FLIGHT
SUPPORT LLC

Page 2

Amended: Improved, Unpaved Land

Area/Space No. 004-107, containing an area of approximately 4,407 square feet,
Area/Space No. 004-109, containing an area of approximately 9,094 square feet,
Area/Space No. 004-148, containing an area of approximately 9,396 square feet,
Area/Space No. 004-149, containing an area of approximately 25,950 square feet, and
Area/Space No. 820-120B, containing an area of approximately 6,518 square feet, as
shown and delineated on the attached map labeled Exhibits B and C.

ANNUAL LEASE RENTAL FOR YEARS 1-5:

Original

Years 1 – 5: \$316,544.66 per annum [based on a rate of \$26.40 per square foot, per annum, for Building No. 242, \$15.60 per square foot, per annum, for Building No. 243, \$4.57 per square foot, per annum, for improved, paved land discounted to \$3.43 (25% Aeronautical Discount), and \$3.26 per square foot, per annum, for improved, unpaved land discounted to \$2.45 (25% Aeronautical Discount), as determined from the HDOT schedule of rates and charges established by appraisal of Airport property statewide].

Amended

Years 1 – 5: \$268,900.78 per annum [based on a rate of \$26.40 per square foot, per annum, for Building No. 242, \$15.60 per square foot, per annum, for Building No. 243, \$4.57 per square foot, per annum, for improved, paved land discounted to \$3.43 (25% Aeronautical Discount), and \$3.26 per square foot, per annum, for improved, unpaved land discounted to \$1.63 [50% Developmental Discount pursuant to HRS 261-7(g)], as determined from the HDOT schedule of rates and charges established by appraisal of Airport property statewide].

REMARKS:

All other terms as outlined in the submittal previously approved by DIR remain unchanged.

AMENDMENT TO PRIOR BOARD ACTION OF NOVEMBER 7, 2024, ITEM C-6, REQUEST
AN AMENDMENT TO THE AREA AND ANNUAL RENTAL, ISSUANCE OF A
DIRECTLY-NEGOTIATED FIXED-BASE OPERATIONS LEASE, SIGNATURE FLIGHT
SUPPORT LLC

Page 3

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends DIR finds that approving the changes to the Area and the Annual Rental of a directly-negotiated Fixed-Base Operations Lease to Signature, as herein outlined, which are by reference incorporated herein and subject to such other terms and conditions as may be prescribed by DIR will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachments



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

400 RODGERS BOULEVARD, SUITE 700
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Deputy Directors
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CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 24.0729

November 7, 2024

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A DIRECTLY-NEGOTIATED LEASE FOR LAND AND
BUILDINGS TO SUPPORT ITS FIXED-BASE OPERATIONS
SIGNATURE FLIGHT SUPPORT LLC

KAHULUI AIRPORT

TAX MAP KEY: (2) 3-8-001: PORTION OF 019, PORTION OF 077 AND
PORTION OF 168

MAUI

APPLICANT:

Signature Flight Support LLC (Signature), whose mailing address is
98 Kapalulu Place, Honolulu, Hawaii 96819.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portion of Kahului Airport (OGG), Kahului, Island of Maui, identified by
Tax Map Key: 2nd Division, 3-8-001: Portion of 019, Portion of 077 and Portion of 168.

AREAS:

Buildings

Building No. 242-000, containing an area of approximately 1,213 square feet, and
Building No. 243-000, containing an area of approximately 2,519 square feet.

ITEM C-6

November 7, 2024

ISSUANCE OF A DIRECTLY-NEGOTIATED LEASE FOR LAND AND BUILDINGS TO
SUPPORT ITS FIXED-BASE OPERATIONS, SIGNATURE FLIGHT SUPPORT LLC

Page 2

Improved, Paved Land

Area/Space No. 610-147, containing an area of approximately 4,529 square feet,
Area/Space No. 630-120, containing an area of approximately 6,994 square feet, and
Area/Space No. 800-106, containing an area of approximately 24,092 square feet, as shown
and delineated on the attached map labeled Exhibit A.

Improved, Unpaved Land

Area/Space No. 004-107, containing an area of approximately 4,407 square feet,
Area/Space No. 004-109, containing an area of approximately 9,094 square feet,
Area/Space No. 004-110, containing an area of approximately 10,617 square feet,
Area/Space No. 004-148, containing an area of approximately 9,396 square feet, and
Area/Space No. 004-149, containing an area of approximately 25,950 square feet, as shown
and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District:	Urban
County of Maui:	Airport

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 Governor's Executive Order No. 2427, dated
February 12, 1969, setting aside 1,268.938 acres designated as Kahului Airport to be under
the control and management of the State of Hawaii, Department of Transportation (HDOT)
for Airport purposes.

CHARACTER OF USE:

Signature will develop, construct, use, operate and maintain a fixed-base operation (FBO)
at OGG.

LEASE TERM:

Thirty-five (35) Years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ISSUANCE OF A DIRECTLY-NEGOTIATED LEASE FOR LAND AND BUILDINGS TO
SUPPORT ITS FIXED-BASE OPERATIONS, SIGNATURE FLIGHT SUPPORT LLC

Page 3

ANNUAL LEASE RENTAL:

Years 1 – 5:	\$316,544.66 per annum [based on a rate of \$26.40 per square foot, per annum, for Building No. 242, \$15.60 per square foot, per annum, for Building No. 243, \$4.57 per square foot, per annum, for improved, paved land discounted to \$3.43 (25% Aeronautical Discount), and \$3.26 per square foot, per annum, for improved, unpaved land discounted to \$2.45 (25% Aeronautical Discount), as determined from the HDOT schedule of rates and charges established by appraisal of Airport property statewide].
Years 6 – 10:	115% the annual rent for year 5 of the Lease.
Years 11 – 15:	115% the annual rent for year 10 of the Lease.
Years 16 – 20:	Reopening at fair market rent determined by an independent appraiser.
Years 21 – 25:	115% the annual rent for year 20 of the Lease.
Years 26 – 30:	115% the annual rent for year 25 of the Lease.
Years 31 – 35:	Reopening at fair market rent determined by an independent appraiser.

PERFORMANCE BOND:

The sum equal to the annual rental then in effect.

MINIMUM IMPROVEMENTS REQUIREMENT:

\$8,000,000.00 (Eight Million and No/100 Dollars).

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 for the subject land use is covered by the Kahului Airport Improvements Final Environmental Impact Statement (EIS), published by the Office of Environmental Quality Control (OEQC) in the October 23, 1997, issue of The Environmental Notice. The EIS was accepted by the Governor on February 18, 1998. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action. Additionally, the subject EIS was a joint NEPA-HEPA document, and the Federal Record of Decision (ROD) was adopted on August 26, 1998 and all applicable NEPA mitigations for the subject site will also be implemented.

ISSUANCE OF A DIRECTLY-NEGOTIATED LEASE FOR LAND AND BUILDINGS TO
SUPPORT ITS FIXED-BASE OPERATIONS, SIGNATURE FLIGHT SUPPORT LLC

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REMARKS:

The HDOT proposes to issue a directly-negotiated FBO lease to Signature for the development, construction, use, operation and maintenance of a FBO Facility at OGG.

The HDOT has determined that the issuance of this directly-negotiated lease encourages competition within the aeronautical-related activities at OGG. Signature's proposed improvements consisting of renovating Building Nos. 242-000 (Terminal) and 243-000 (Ground Service Equipment Shop), constructing crew barracks, and paving land for vehicle parking, will support its FBO operation.

OGG currently has one other active FBO that provides fueling services to aircraft and one pending FBO lessee that intends to provide a hangar for aircraft storage.

RECOMMENDATION:

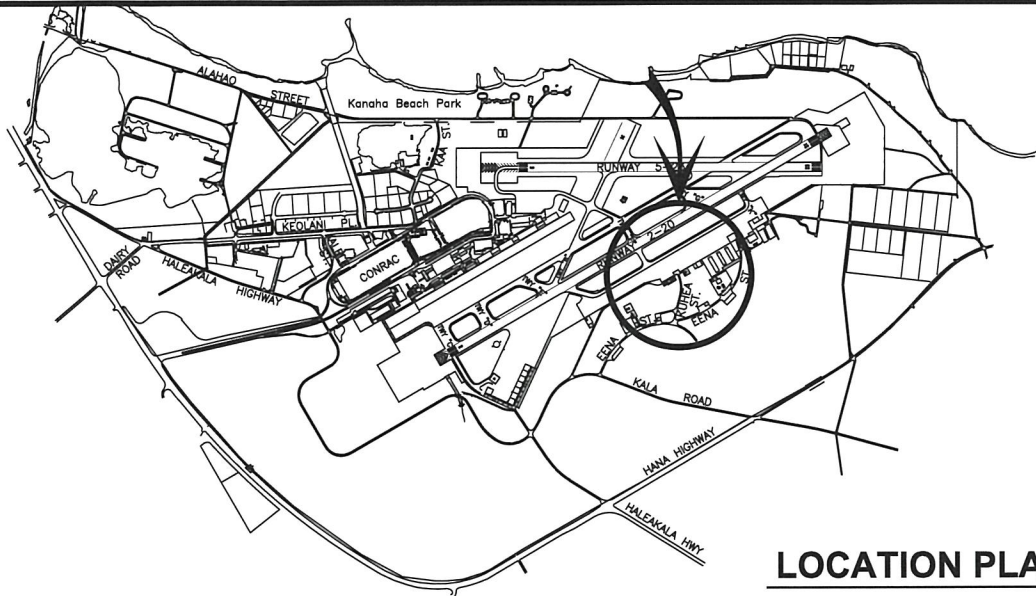
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of directly-negotiated lease to Signature, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other 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,



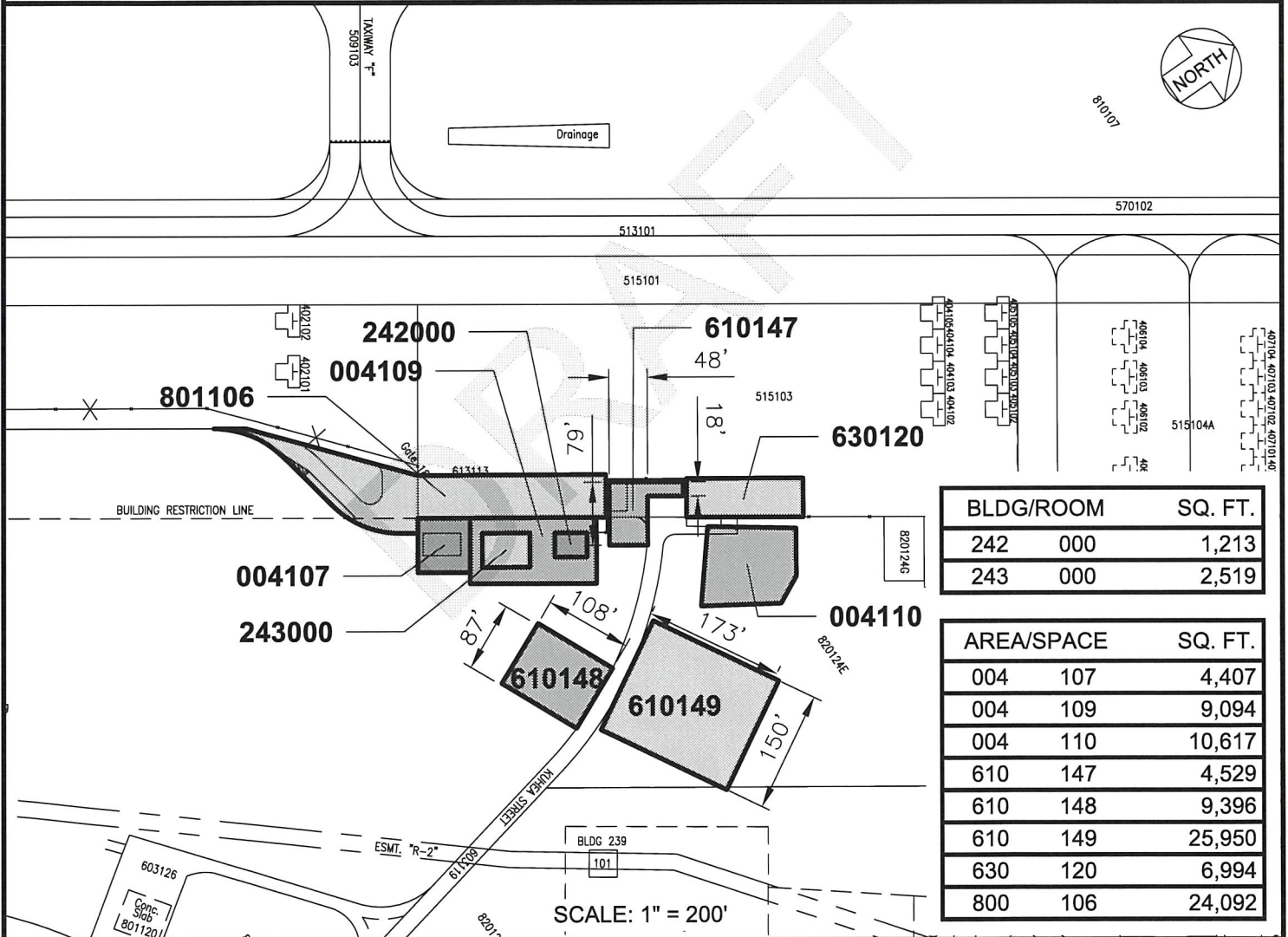
CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



LOCATION PLAN

3000:1



DRAFT

DATE : AUGUST 2024

EXHIBIT: **A**



AIRPORTS

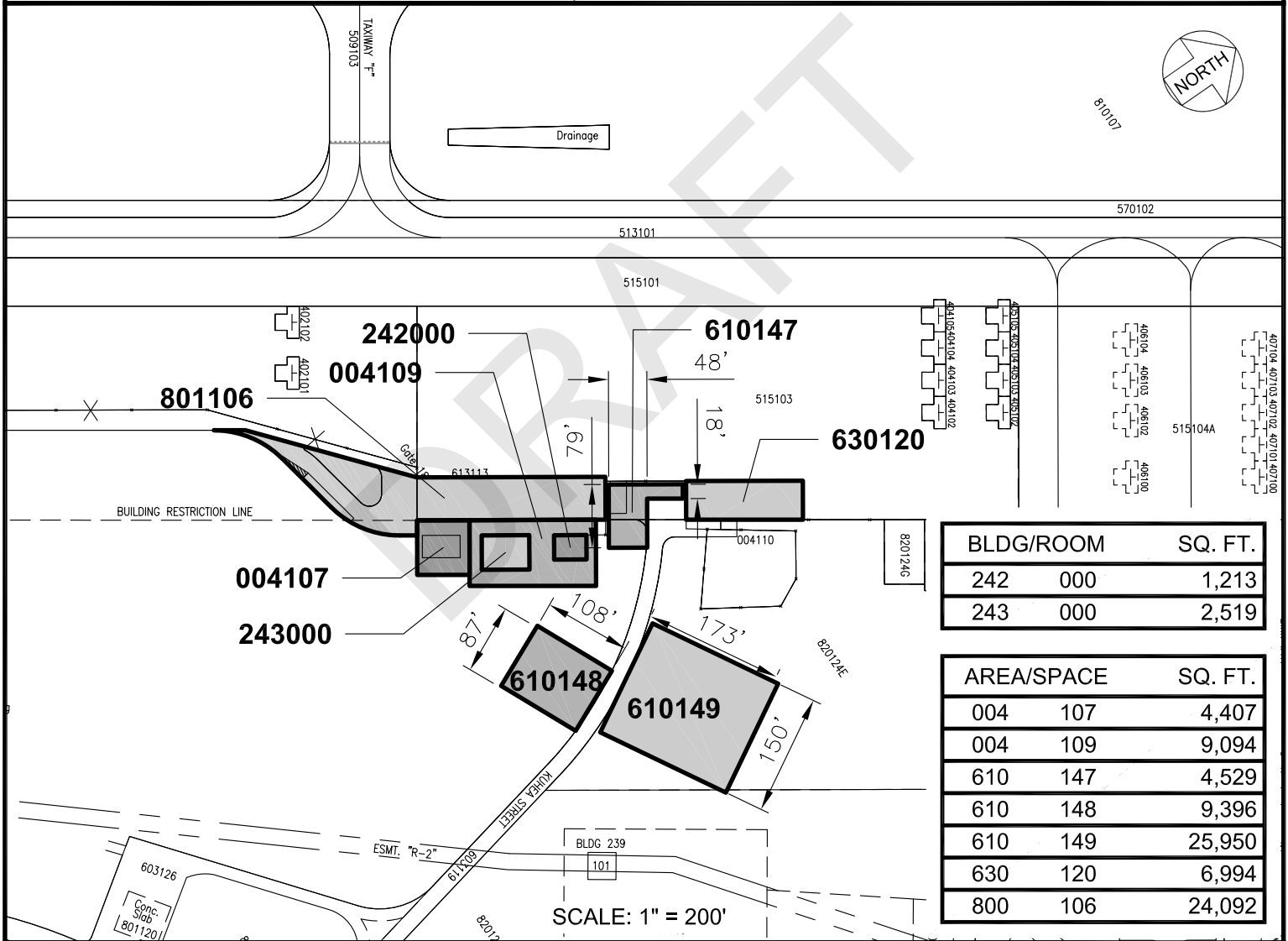
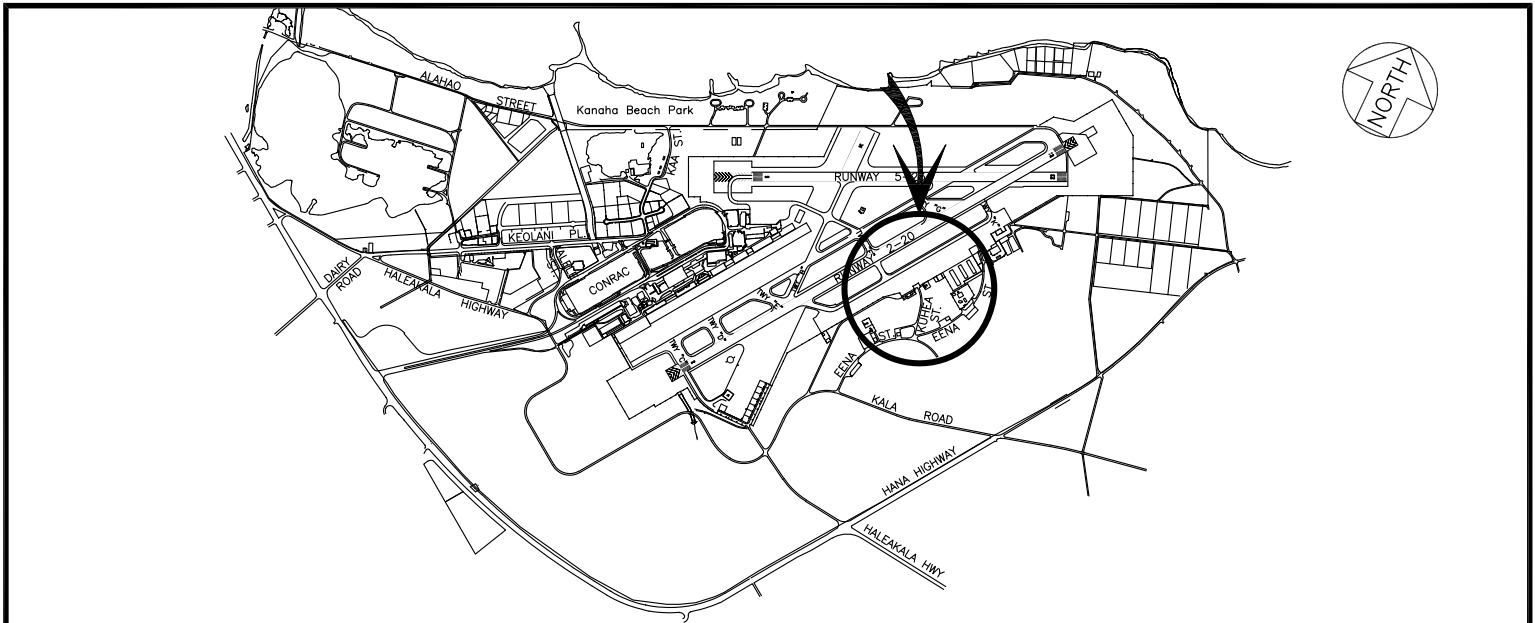
SIGNATURE FLIGHT
SUPPORT LLC

LOT

242000
243000

KAHULUI AIRPORT

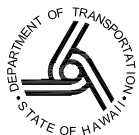
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DRAFT

DATE : FEBRUARY 2025

EXHIBIT: 0



AIRPORTS

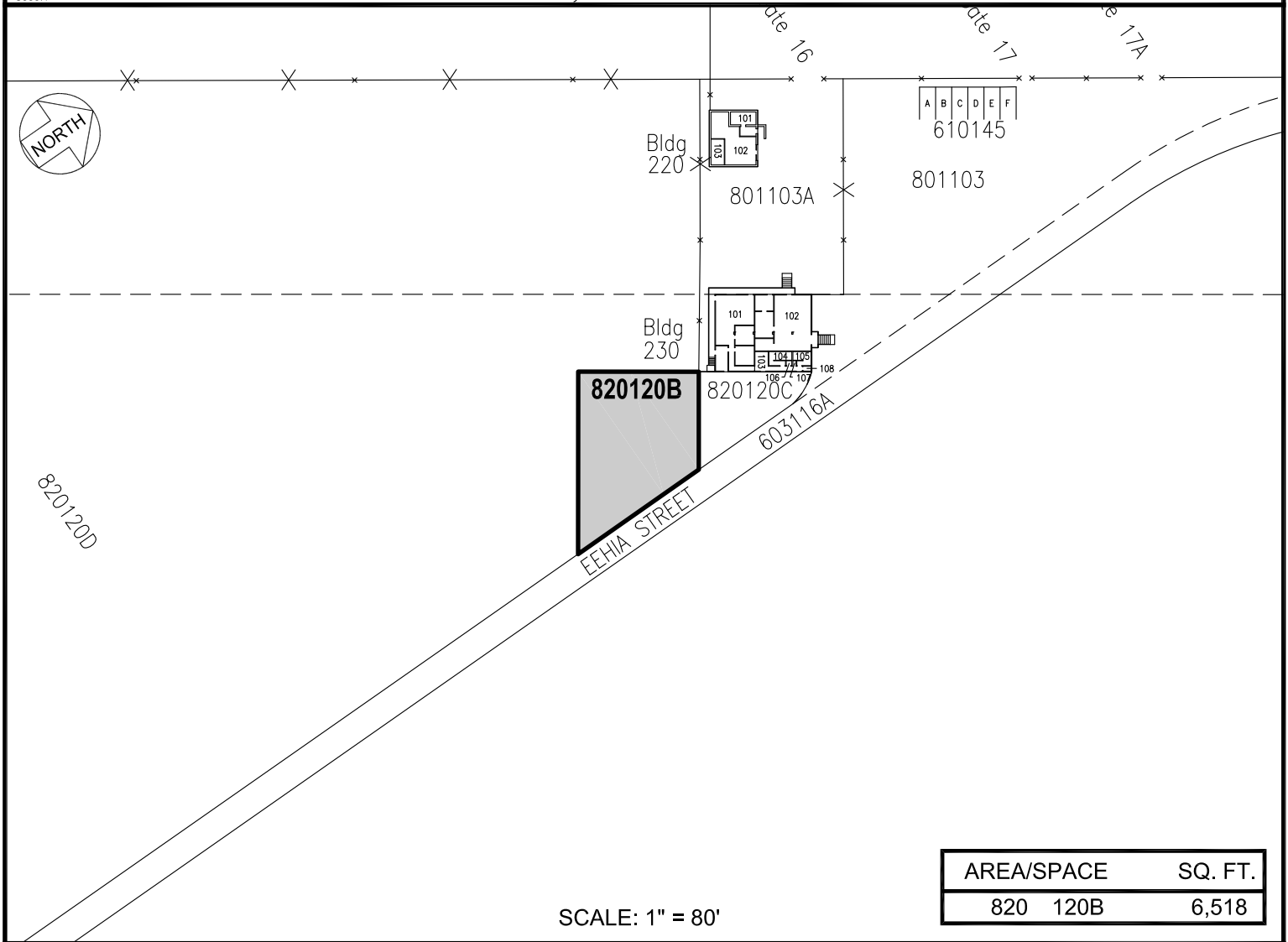
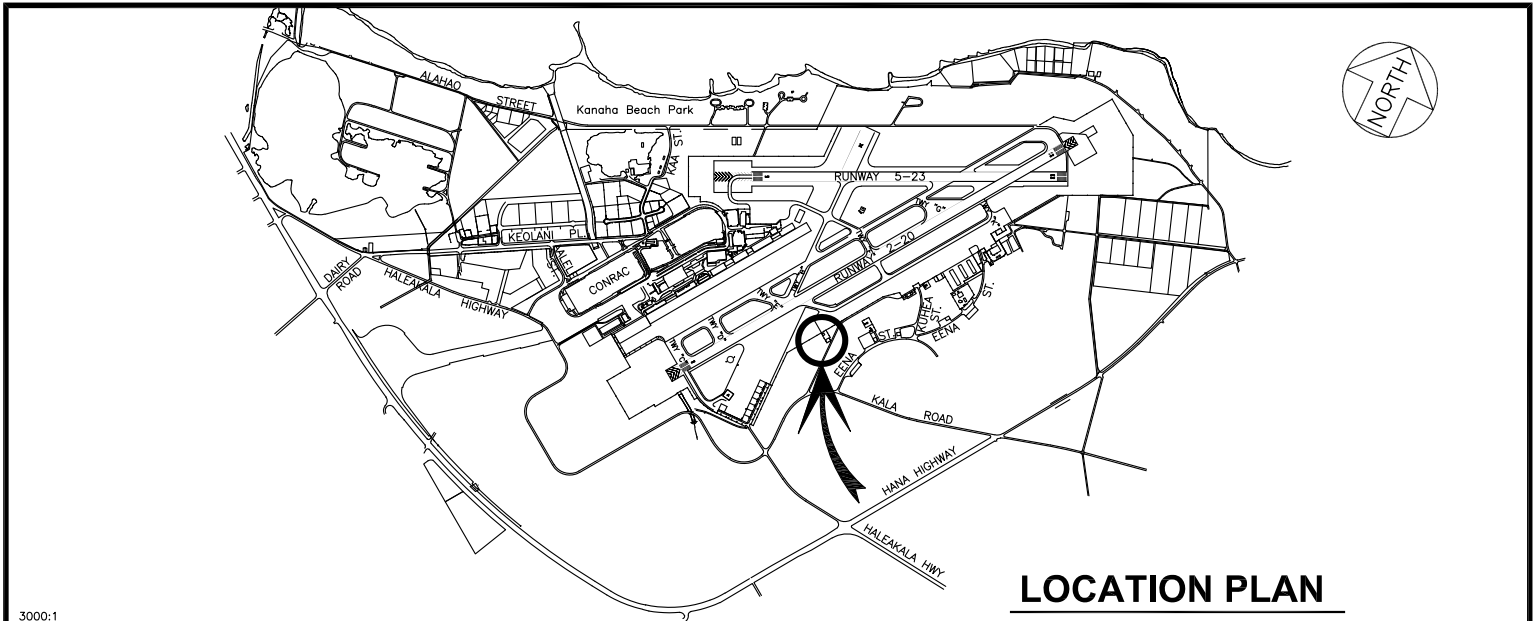
SIGNATURE FLIGHT
SUPPORT LLC

LOT

242000
243000

KAHULUI AIRPORT

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DATE : FEBRUARY 2024		EXHIBIT: C	
	AIRPORTS	SIGNATURE FLIGHT SUPPORT LLC	EAST RAMP GENERAL AVIATION AREA
			820120B

KAHULUI AIRPORT