

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

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Nā Hope Luna Ho'okele  
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ROBIN K. SHISHIDO

IN REPLY REFER TO:

**AIR-PM 25.0709**

August 28, 2025

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE AND WAREHOUSE  
SPACE, AND SURPLUS LAND  
UNITED STATES OF AMERICA, U.S. DEPARTMENT OF HOMELAND  
SECURITY, TRANSPORTATION SECURITY ADMINISTRATION  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

**HAWAII**

**APPLICANT:**

United States of America, U.S. Department of Homeland Security, Transportation  
Security Administration (TSA), whose mailing address is 200 West Parkway Drive,  
Egg Harbor Township, New Jersey 08234.

**LEGAL REFERENCE:**

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, 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. 347-101, containing an area of approximately 503 square feet,  
Building/Room No. 347-102, containing an area of approximately 2,732 square feet,  
Building/Room No. 347-103, containing an area of approximately 2,799 square feet, and  
Area/Space No. 800-102, containing an area of approximately 8,267 square feet of  
uncovered, paved land, as shown and delineated on the attached Exhibit A.

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE AND WAREHOUSE SPACE, AND  
SURPLUS LAND, UNITED STATES OF AMERICA, U.S. DEPARTMENT OF HOMELAND  
SECURITY, TRANSPORTATION SECURITY ADMINISTRATION

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ZONING:

|                          |                             |
|--------------------------|-----------------------------|
| State Land Use District: | Urban & Conservation        |
| County of Hawaii:        | Industrial (MG-1a) and Open |

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:

TSA will use the office and warehouse spaces for offices, breakroom, and storage, and the surplus land will be used for vehicle parking as part of its administrative and training operations at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$8,456.75 (\$4,898.25 based on a rate of \$21.00 per square foot per annum for office space, \$3,558.50 based on a rate of \$13.20 per square foot per annum for warehouse space, and \$0.00 per square foot per annum for surplus land, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

N/A

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE AND WAREHOUSE SPACE, AND  
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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Section 11-200.1-16(b). Type 8,  
Part 1: HDOT administrative activities and operations that would not result in direct, indirect or cumulative adverse impacts to the environment, 8.h., Creation or extension of leases, revocable permits or easements of property for continuing aeronautical or maritime uses or complementary purposes.

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to TSA for office and warehouse space for offices, breakroom, and storage, and surplus land for vehicle parking, as part of its administrative and training operations 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 TSA including its conditions and rent, will serve the best interests of the State.

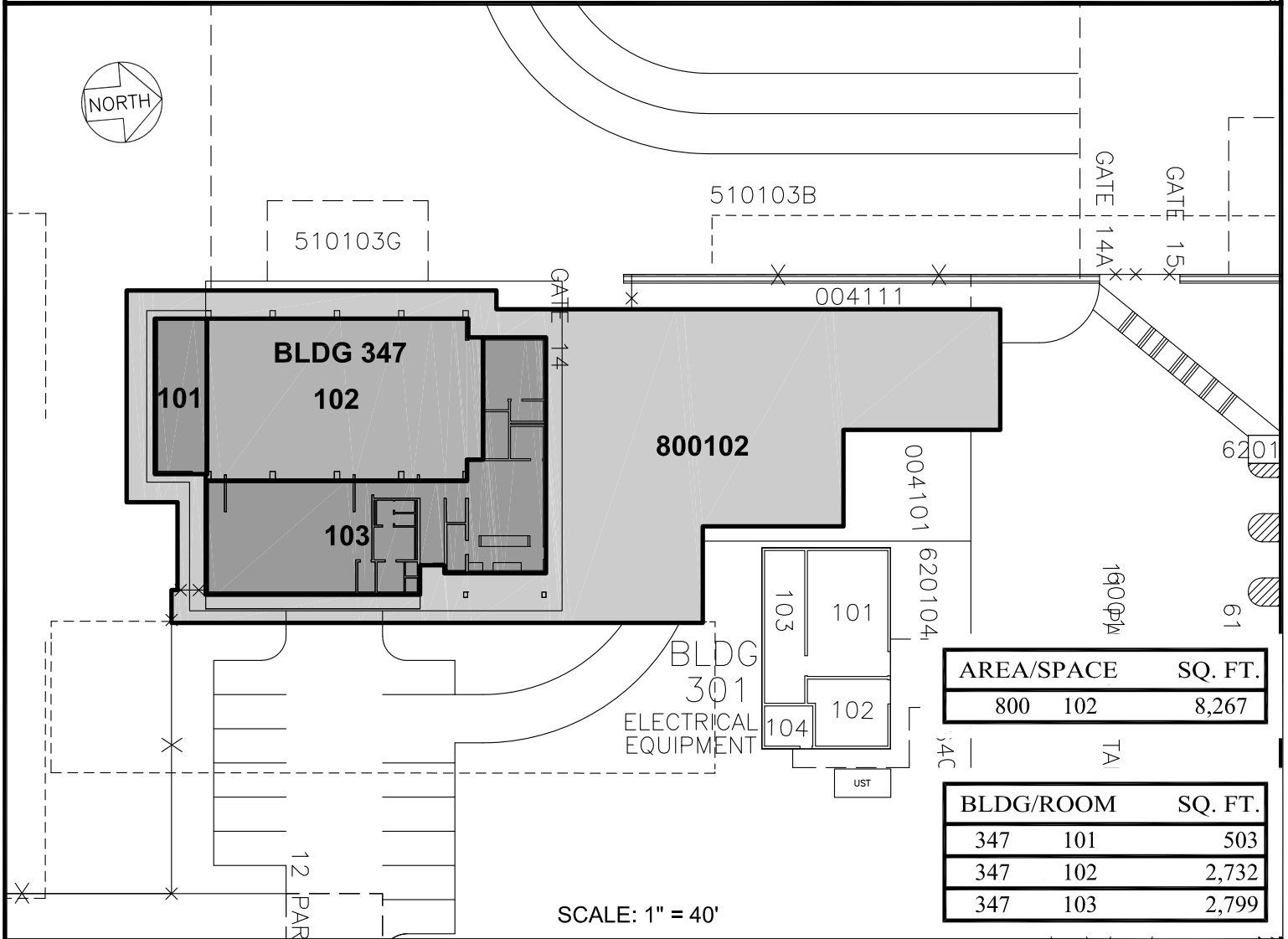
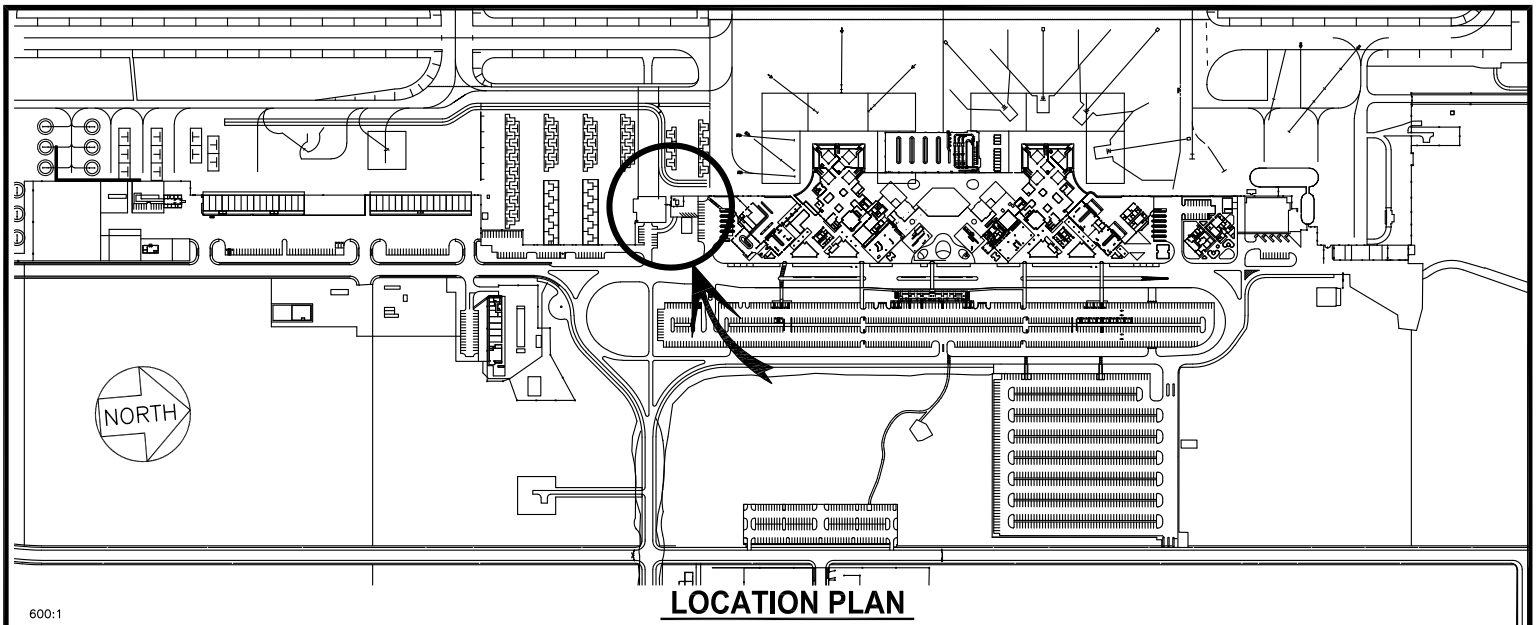
Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



DATE : AUGUST 2025

EXHIBIT: **A**



AIRPORTS

US DEPARTMENT OF  
HOMELAND SECURITY  
(TSA)

BUILDING 347  
CRASH FIRE RESCUE  
GROUND LEVEL

347101-  
347103,  
800102

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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