

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 25.0804

September 25, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A DIRECTLY-NEGOTIATED HELIPORT LEASE FOR
COMMERCIAL HELICOPTER TOUR OPERATIONS
ARIS NEVADA, INC.
LIHUE AIRPORT
TAX MAP KEY: (4) 3-5-001: PORTION OF 148

KAUAI

APPLICANT:

Aris Nevada, Inc. (Aris Nevada), whose mailing address is 900 Cantura Mills Road,
Henderson, Nevada 89012.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19, 261-7, and 171, as amended.

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport (LIH), Lihue, Island of Kauai, identified by
Tax Map Key: 4th Division, 3-5-001: portion of 148.

AREA (Premises):

Improved, Unpaved Land

Area/Space No. 011-104B, containing an area of approximately 8,439 square feet,
Area/Space No. 011-104C, containing an area of approximately 700 square feet,
Area/Space No. 011-104D, containing an area of approximately 700 square feet,
Area/Space No. 011-104E, containing an area of approximately 700 square feet,
Area/Space No. 011-104F, containing an area of approximately 700 square feet, and
Area/Space No. 011-104H, containing an area of approximately 8,439 square feet, as
shown and delineated on the attached Exhibit B.

ISSUANCE OF A DIRECTLY-NEGOTIATED HELIPORT LEASE FOR COMMERCIAL
HELICOPTER TOUR OPERATIONS, ARIS NEVADA, INC.

Page 2

Improved, Paved Land

Area/Space No. 011-104J, containing an area of approximately 1,600 square feet, and
Area/Space No. 011-104K, containing an area of approximately 1,600 square feet, as
shown and delineated on the attached Exhibit B.

ZONING:

State Land Use District: Urban
County of Kauai: Industrial General/Special Treatment-Public Use (IG/ST-P)

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. 4614, dated
October 28, 2019, setting aside 883.583 acres designated as LIH to be under the control
and management of the State of Hawaii Department of Transportation (HDOT) for
Airport purposes.

CHARACTER OF USE:

Aris Nevada will develop, construct, use, operate and maintain the spaces for its
commercial helicopter tour operations at LIH.

LEASE TERM:

35 Years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL LEASE RENTAL:

Years 1 – 5: \$30,114.38 per annum [based on a rate of \$3.94 per square foot,
per annum, for improved, paved land discounted to \$1.97
(50% Developmental Discount), and \$2.41 per square foot, per
annum, for improved, unpaved land discounted to \$1.21
(50% Developmental Discount), as determined from the HDOT

ISSUANCE OF A DIRECTLY-NEGOTIATED HELIPORT LEASE FOR COMMERCIAL
HELICOPTER TOUR OPERATIONS, ARIS NEVADA, INC.

Page 3

	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 as determined by an independent appraiser and discounted by 25% (General Aviation Discount).
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 as determined by an independent appraiser and discounted by 25% (General Aviation Discount).

PERFORMANCE BOND:

The sum equal to the annual rental then in effect.

MINIMUM IMPROVEMENTS REQUIREMENT:

One million five hundred thousand dollars (\$1,500,000.00).

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 subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Lihue Airport Heliport Improvements dated October 2002, published by the Office of Environmental Quality Control in the November 8, 2002, 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 directly-negotiated Heliport Lease to Aris Nevada to develop, construct, use, operate and maintain its commercial helicopter tour operations at LIH.

Aris Nevada was issued Revocable Permit No. 9721 (RP-9721) for commercial helicopter tour operations. The HDOT will execute this new lease to supersede RP-9721 to allow Aris Nevada to develop the Premises.

ISSUANCE OF A DIRECTLY-NEGOTIATED HELIPORT LEASE FOR COMMERCIAL
HELICOPTER TOUR OPERATIONS, ARIS NEVADA, INC.

Page 4

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a directly-negotiated Heliport Lease to Aris Nevada, 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,

A handwritten signature in black ink, appearing to read "Curt T. Otaguro", written in a cursive style.

CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment

