

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



**STATE OF HAWAI'I | 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 25.0868

October 23, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR TERMINAL OFFICE SPACE
FOR SECURITY OPERATIONS
UNIVERSAL PROTECTION SERVICE, LP
DBA ALLIED UNIVERSAL SECURITY SERVICES
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-012: PORTION OF 009

HAWAII

APPLICANT:

Universal Protection Service, LP dba Allied Universal Security Services (Allied), whose mailing address is 1003 Bishop Street, Suite 138, Honolulu, Hawaii 96813.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portion of Hilo International Airport (ITO), Hilo, Island of Hawaii,
identified by Tax Map Key: 3rd Division, 2-1-012: Portion of 009.

AREA:

Building/Room No. 308-136, containing an area of approximately 168 square feet;
as shown and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District:	Urban
County of Hawaii:	Industrial (ML-20)

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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 Governor's Executive Order No. 2653, dated March 5, 1973, setting aside 284.466 acres designated as General Lyman Field under the control and management of the State of Hawaii Department of Transportation (HDOT) for public purposes.

CHARACTER OF USE:

Allied will use the space as an office to support its security services operation at ITO.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$325.92 (\$218.40, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide, plus \$42.00 for air conditioning and \$65.52 for utilities).

SECURITY DEPOSIT:

\$977.76, 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 subject areas are covered by the Hilo International Airport Final Environmental Assessment (FEA), dated April 15, 2003, and published by the Office of Environmental Quality Control in the May 8, 2003 issue of The Environmental Notice. Accordingly, all relevant mitigation from the FEA and best management practices will be implemented to address the minimum impacts of this action.

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REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to Allied for terminal office space to support its security services operation at ITO.

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 Allied, including its conditions and rent, will serve the best interests of the State.

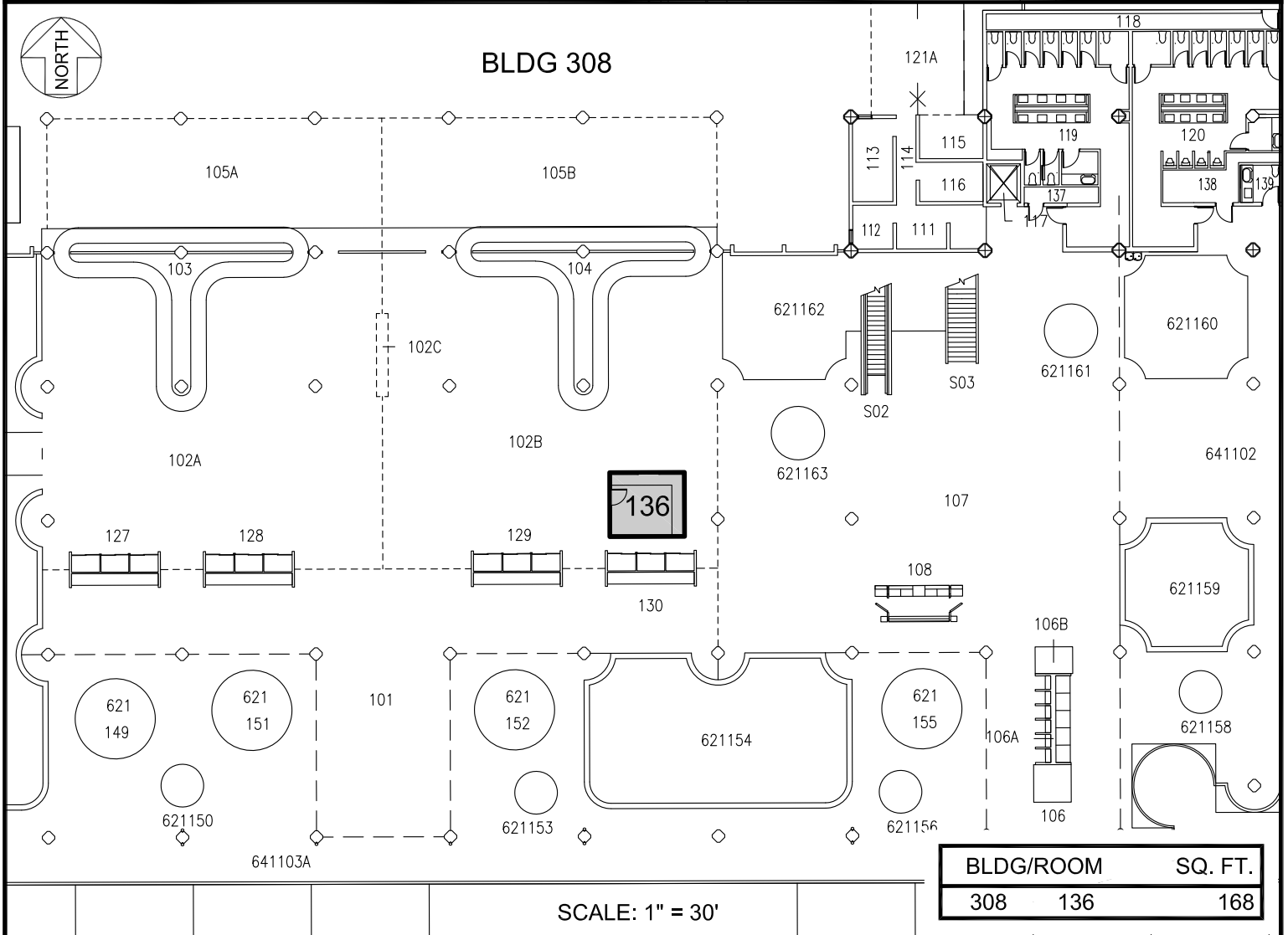
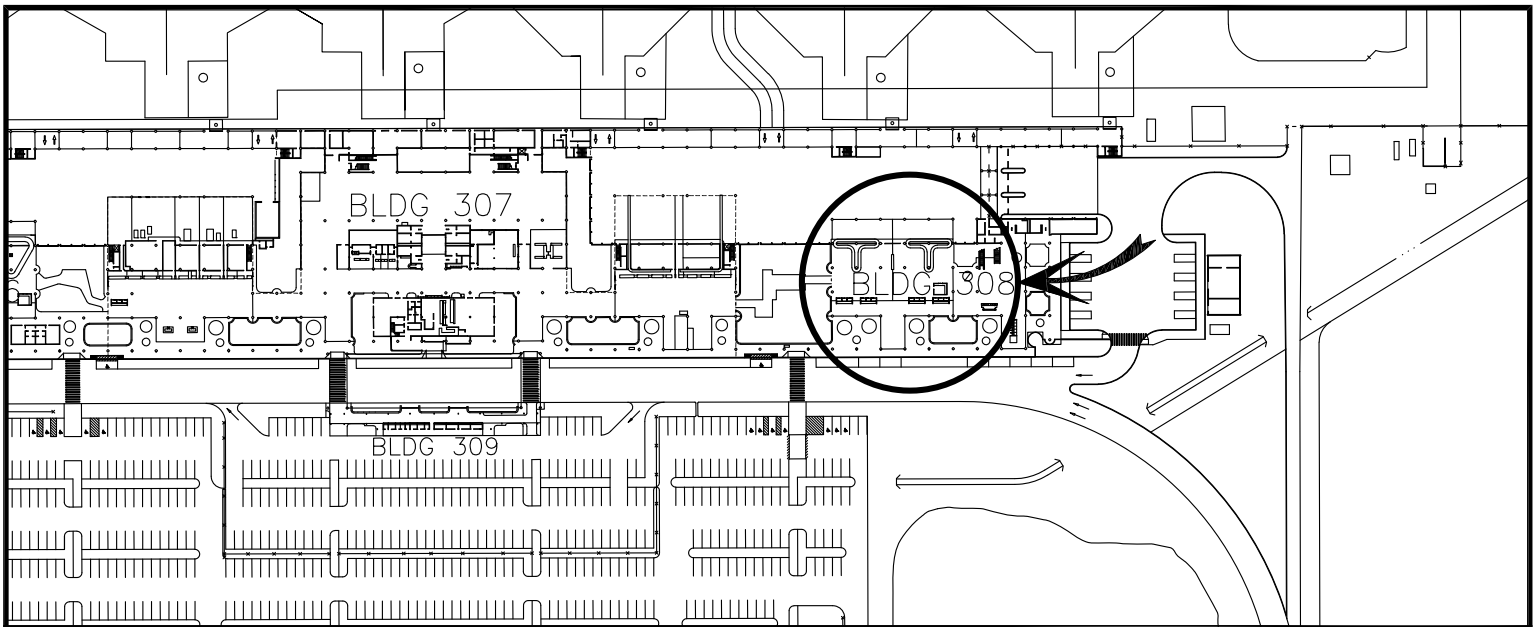
Respectfully submitted,




CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



RP-9732		DATE : JULY 2025		EXHIBIT: A	
<div>AIRPORTS</div>	UNIVERSAL PROTECTION SERVICE, LP	BUILDING 308 INTER-ISLAND TERMINAL GROUND LEVEL	308136		

HILO INTERNATIONAL AIRPORT

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