

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
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HONOLULU, HAWAII 96819-1880

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IN REPLY REFER TO:

AIR-PM 25.0977

December 18, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, UNPAVED
LAND FOR PARKING OF SHIPPING CONTAINERS AND TRAILERS
FOR TRUCKING AND SHIPPING OPERATIONS
CONEN'S FREIGHT TRANSPORT, INC.
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-012: PORTION OF 009

HAWAII

APPLICANT:

Conen's Freight Transport, Inc., (Conen's), whose mailing address is
60 Kuhio Street, Building 3, Hilo, Hawaii 96720.

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.

AREAS:

Area/Space No. 800-123A, containing an area of approximately 28,415 square feet, and
Area/Space No. 800-123C, containing an area of approximately 92,336 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. 1519, dated July 17, 1952, setting aside 550.881 acres being a portion of General Lyman Field under the control and management of the Hawaii Aeronautics Commission [subsequently transferred to the State of Hawaii Department of Transportation (HDOT)] as a site for the Hilo Airport, now known as ITO.

CHARACTER OF USE:

Conen's will use the space for parking of shipping containers and trailers to support its trucking and shipping operations.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$8,535.47 (based on the rate of \$0.94 per square foot per annum for improved, unpaved land and \$0.94 per square foot per annum discounted by 13% to \$0.82 per square foot per annum for contiguous improved, unpaved land between 2 and 2.999 acres, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airport property statewide).

SECURITY DEPOSIT:

\$25,606.41, 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 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.

REMARKS:

The HDOT proposes to issue a month-to-month revocable permit to Conen's for parking of shipping containers and trailers to support its trucking and shipping operations 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 Conen's, including its conditions and rent, will serve the best interests of the State.

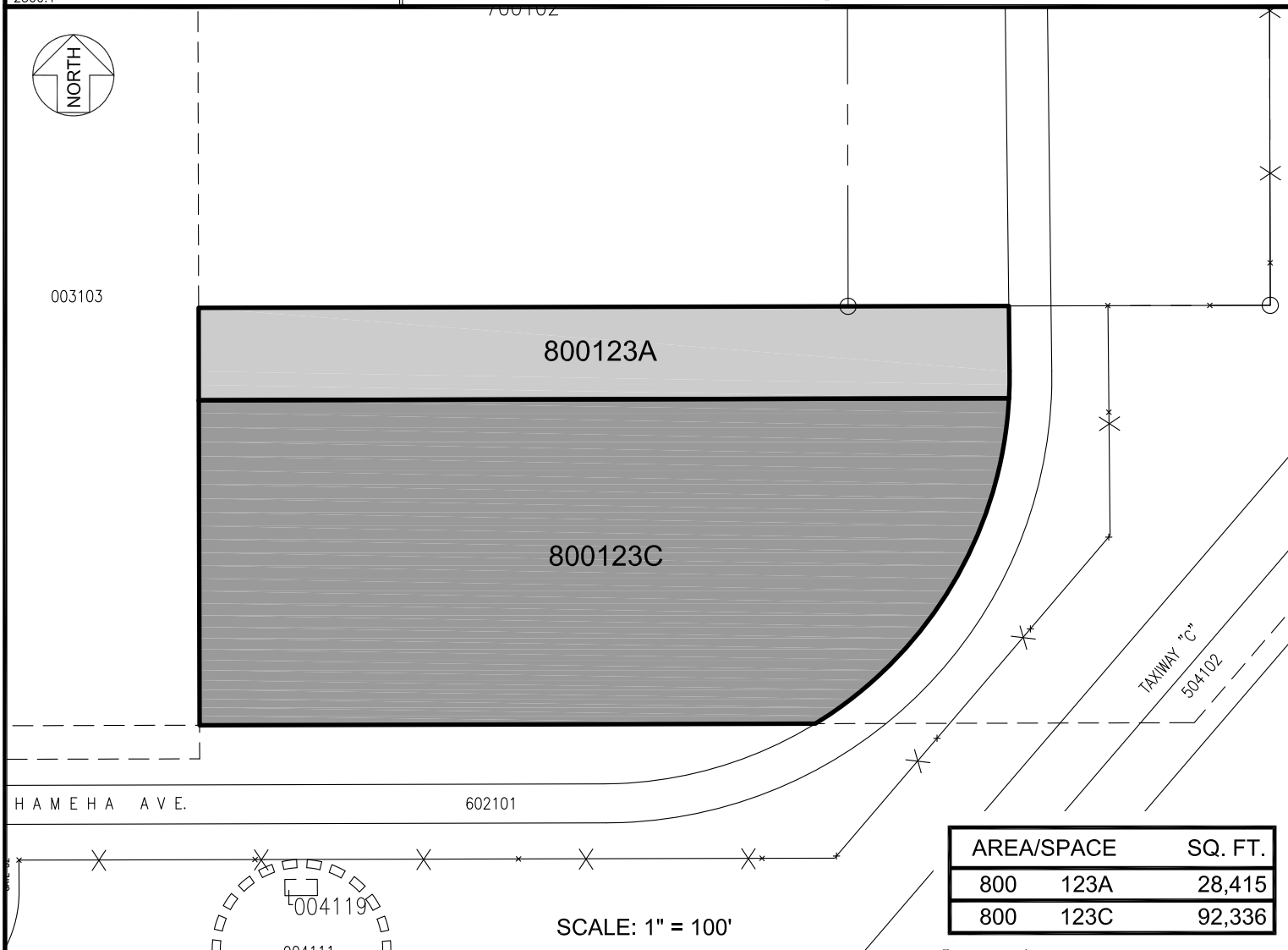
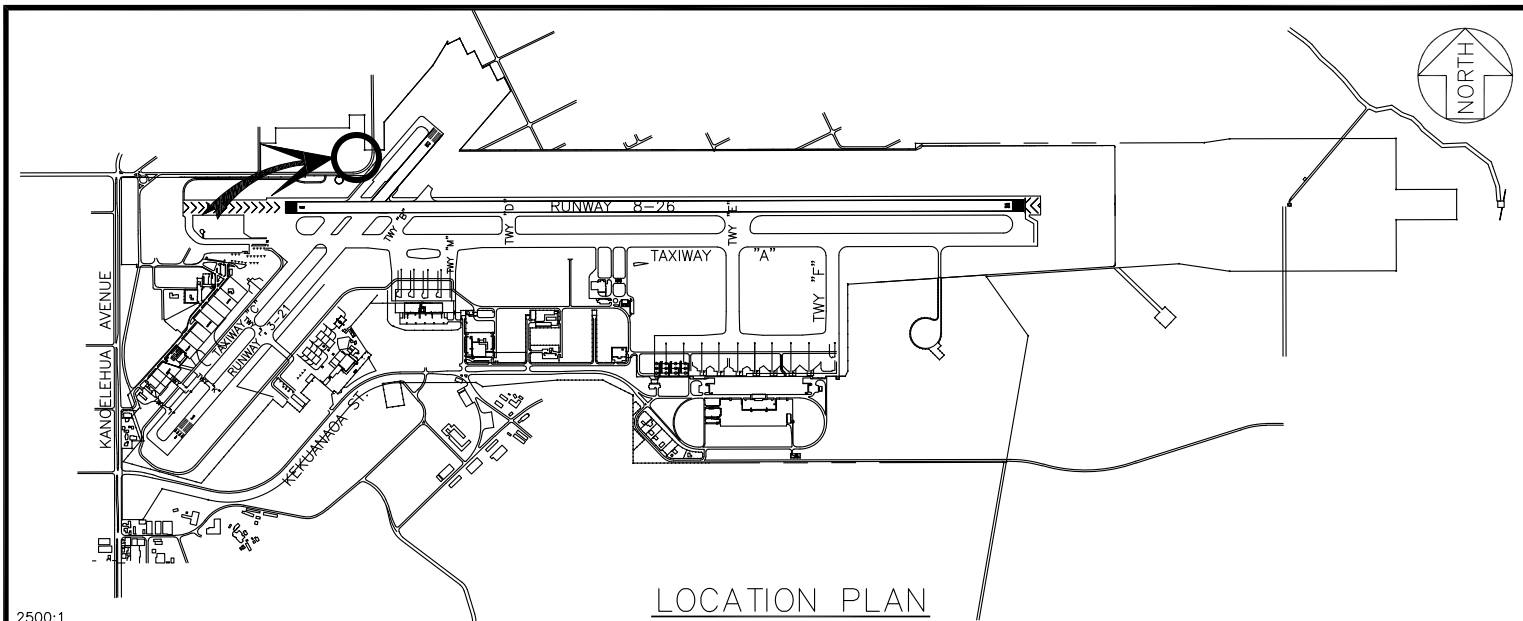
Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



AREA/SPACE		SQ. FT.
800	123A	28,415
800	123C	92,336

RP-9734

DATE : JULY 2025

EXHIBIT: **A**



AIRPORTS

CONEN'S FREIGHT
TRANSPORT, INC.

LAND, IMPROVED

800123A&C

HILO INTERNATIONAL AIRPORT