

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELA

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 26.0013

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

February 12, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 1 TO FACILITIES LEASE NO. DOT-A-08-0005
REQUEST FOR ADDITIONAL SPACE AND TO EXTEND THE LEASE TERM
SIGNATURE FLIGHT SUPPORT LLC
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003 HAWAII

REQUEST:

The State of Hawaii Department of Transportation (HDOT) and Signature Flight Support LLC (Signature) entered into a directly-negotiated Fixed-Base Facility Lease No. DOT-A-08-0005 (Lease) dated April 9, 2008, to develop, construct, operate, use and maintain a fixed-base facility at Area/Space No. 006-112, containing an area of approximately 89,463 square feet of improved, unpaved land (Premises) at the Ellison Onizuka Kona International Airport at Keahole (KOA).

Signature is requesting to amend the Lease to add additional space to develop, construct, operate, use and maintain aircraft parking, renovate their existing premises, and extend the term of the Lease.

APPLICANT:

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

LEGAL REFERENCE:

Sections 261-7 and 171-59 (b), Hawaii Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole, Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-043: Portion of 003.

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AREA:

Current:

Area/Space No. 006-112, containing an area of approximately 89,463 square feet of improved, unpaved land, as shown and delineated on the attached Exhibit B.

Amended:

Area/Space No. 006-112, containing an area of approximately 89,463 square feet, and Area/Space No. 820-104D, containing an area of approximately 659,851 square feet of improved, unpaved land, as shown and delineated on the attached Exhibit B-1, and Area/Space No. 517-110, containing an area of approximately 118,315 square feet of improved, paved land, as shown and delineated on the attached Exhibit B-1.

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 HDOT for Airport purposes.

CHARACTER OF USE:

Signature will use the additional spaces for aircraft parking as part of its fixed-base operations.

TERM OF LEASE:

Current Term:

Thirty (30) years (April 9, 2008 – April 8, 2038).

Amended Term:

Extend the term of the Lease for an additional twenty (20) years through April 8, 2058.

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ANNUAL RENTAL:

Current Lease Rental:

Years 16 – 20: \$64,413.36 per annum.
Years 21 – 25: 115% of the annual rental for year 20 of the Lease.
Years 26 – 30: Reopening at fair market rent as determined by an independent appraiser.

Amended Lease Rental:

Remainder of

Years 16 – 20: \$585,872.75 per annum (based on a rate of \$3.43 per square foot per annum for improved, paved land, discounted to \$1.27 (50% developmental discount + 13% size discount), and \$2.00 per square foot per annum for improved, unpaved land, discounted to \$0.74 (50% developmental discount + 13% size discount) and \$0.56 (50% developmental discount + 22% size discount, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).
Years 21 – 25: 115% of the annual rental for year 20 of the Lease.
Years 26 – 30: 115% of the annual rental 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).
Years 36 – 40: 115% the annual rent for year 35 of the Lease.
Years 41 – 45: 115% the annual rent for year 40 of the Lease.
Years 46 – 50: Reopening at fair market rent as determined by an independent appraiser and discounted by 25% (General Aviation Discount).

MINIMUM INVESTMENT OF ADDITIONAL IMPROVEMENTS:

Signature will invest a minimum of \$14,600,000.00 for paving aircraft parking, resurfacing the ramp and renovating its existing Premises.

PERFORMANCE BOND:

The sum equal to the annual rental then in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Registered business name confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Good standing confirmed:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility Improvements for the Kona International Airport at Keahole, published by the Office of Environmental Quality Control in the March 23, 2013, 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 and Signature entered into the Lease dated April 9, 2008, to develop, construct, operate, use and maintain fixed-base facilities to service aircraft at KOA.

Signature is requesting to amend the Lease to renovate their existing fixed-base facilities and acquire additional land for aircraft parking to support its fixed-base operations at KOA.

The HDOT has no objection to this request and will amend the Lease to add additional space for paved aircraft parking and to extend the lease term for an additional twenty (20) years.

RECOMMENDATION:

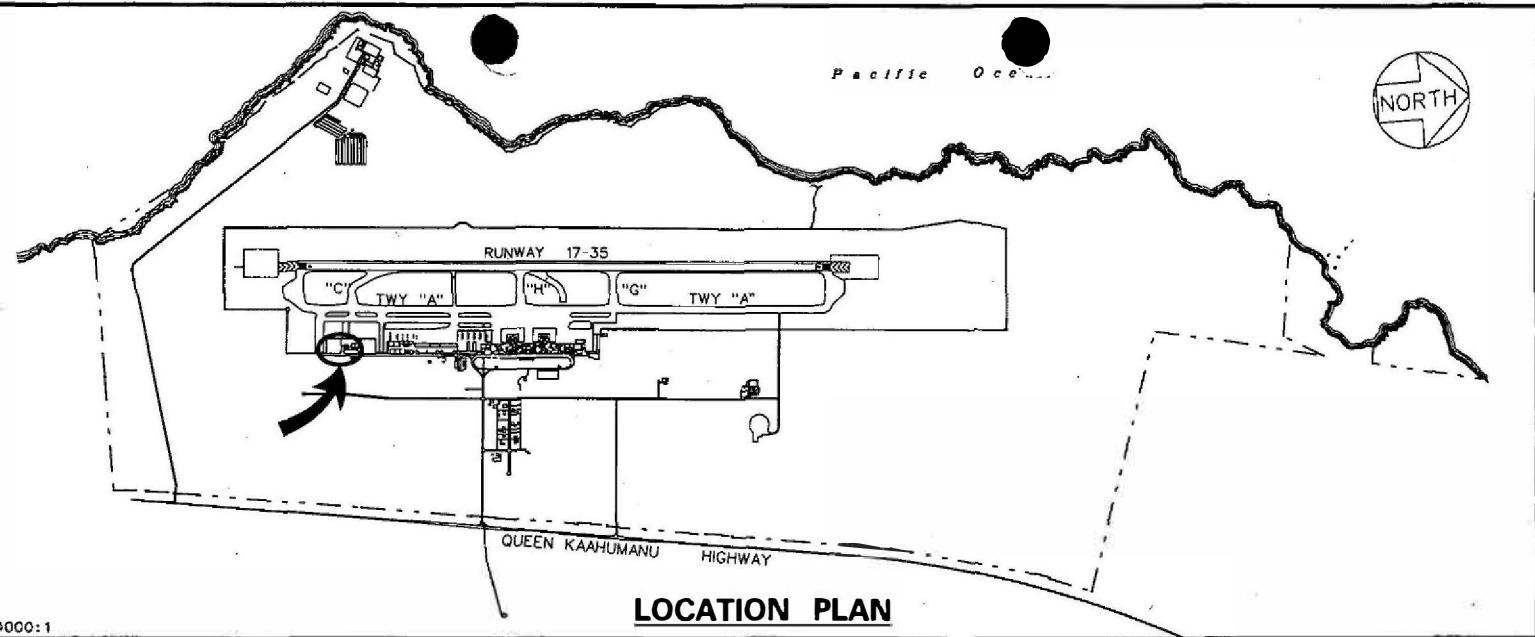
That the Director of Transportation (DIR) approves Amendment No. 1 to the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the DIR to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,

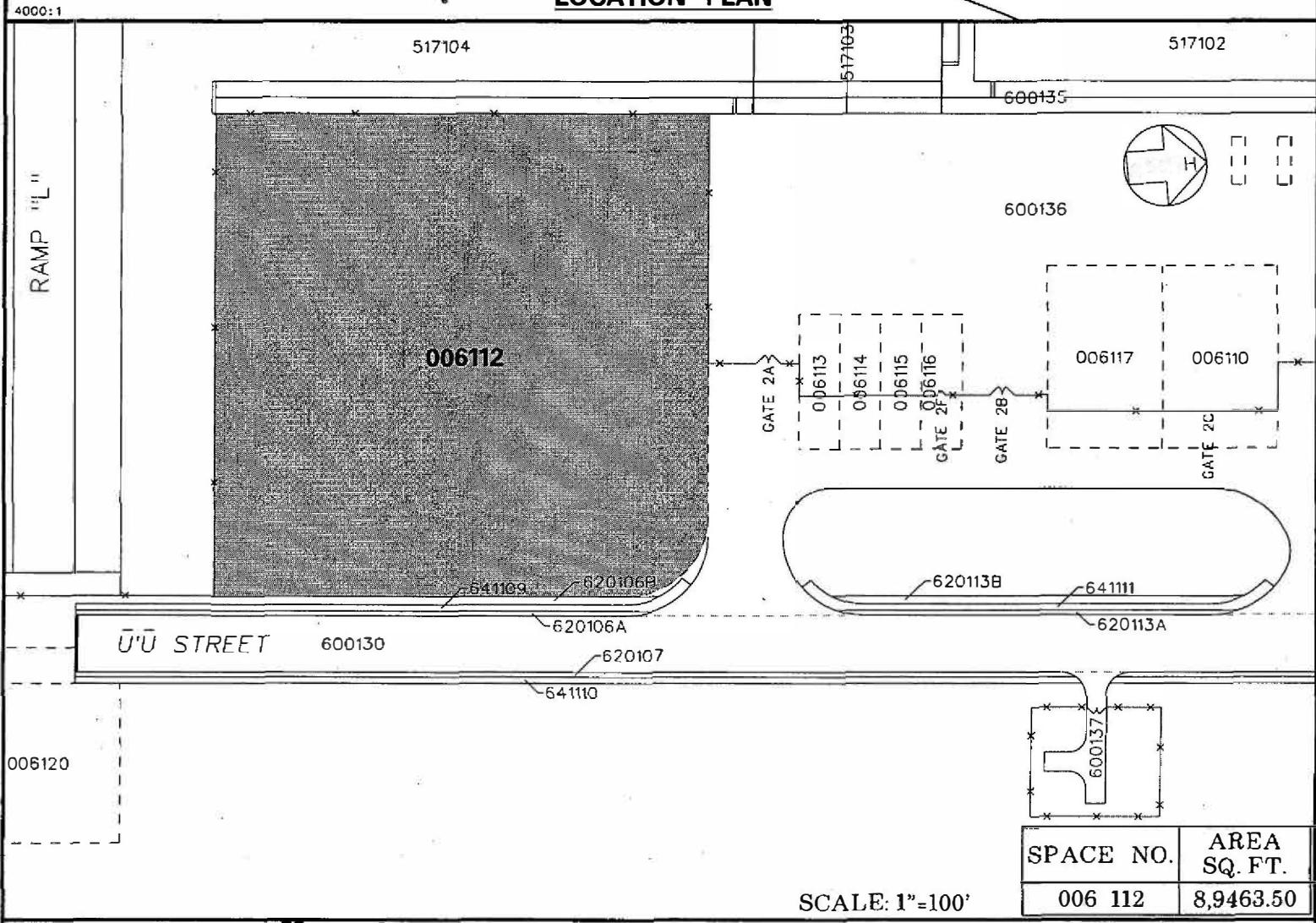


CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachments



LOCATION PLAN



LEASE NO. DOT-A-07-0008⁵

DATE: MARCH 2007

EXHIBIT: B



Airports Division

SIGNATURE FLIGHT
SUPPORT LLC

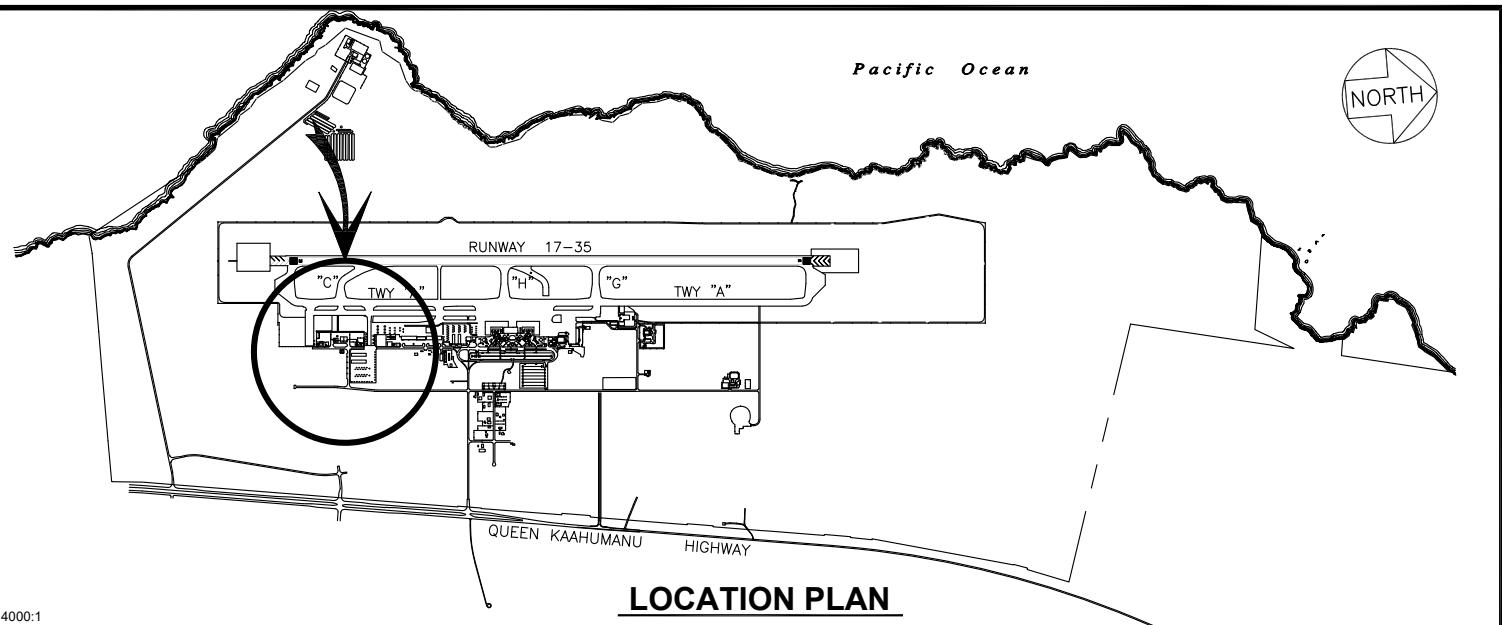
LOT
SOUTH RAMP AREA

006-112

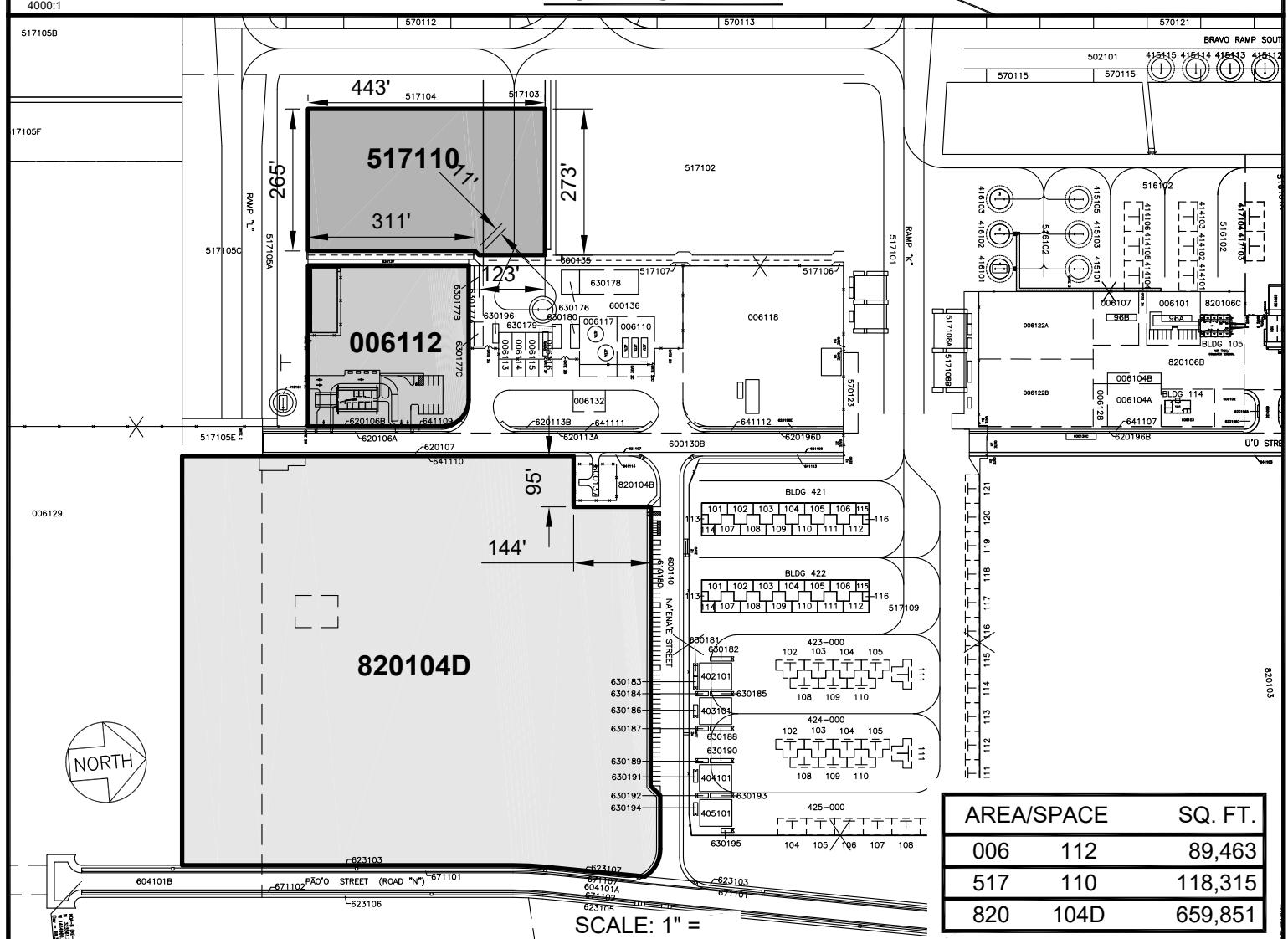
PLAT 40

KONA INTERNATIONAL AIRPORT AT KEAHOLE

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0061123.kod



LOCATION PLAN



Amendment No. 1 to DOTA-08-0005 DRAFT

DATE : NOVEMBER 2025

EXHIBIT: B-1



AIRPORTS

SIGNATURE FLIGHT SUPPORT LLC

LOTS

006112
517110
820104D

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE