

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

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IN REPLY REFER TO:

AIR-PM 26.0132

March 27, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR A T-HANGAR END ROOM FOR
USE AS AN OFFICE
MICHAEL J. LAURO
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

Michael J. Lauro (Tropicbird), whose mailing address is
73-4243 Uu Street, Suite 111, Kailua-Kona, Hawaii 96740.

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: 3rd Division, 7-3-043: Portion of 003.

AREA:

Building/Room No. 421-115, containing an area of approximately 515 square feet, as
shown and delineated on the attached Exhibit A.

ZONING:

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

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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 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:

Tropicbird will use the space for an office as part of its flight school operation.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$227.00 (as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports properties statewide).

SECURITY DEPOSIT:

\$681.00, or three times the monthly rental in effect.

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, Airfield, Terminal, and Facility Improvements for the KOA, 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 proposes to issue a month-to-month revocable permit to Tropicbird for an office as part of its flight school operation at KOA.

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

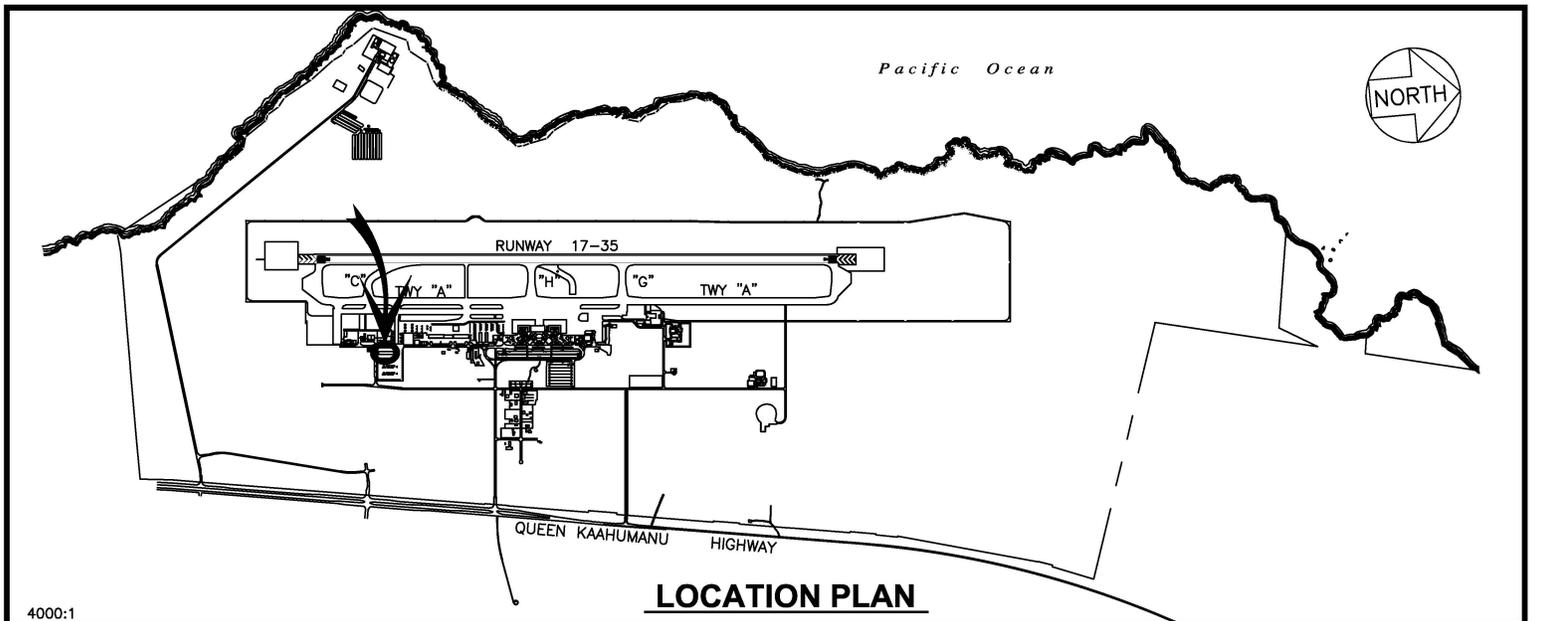
Respectfully submitted,



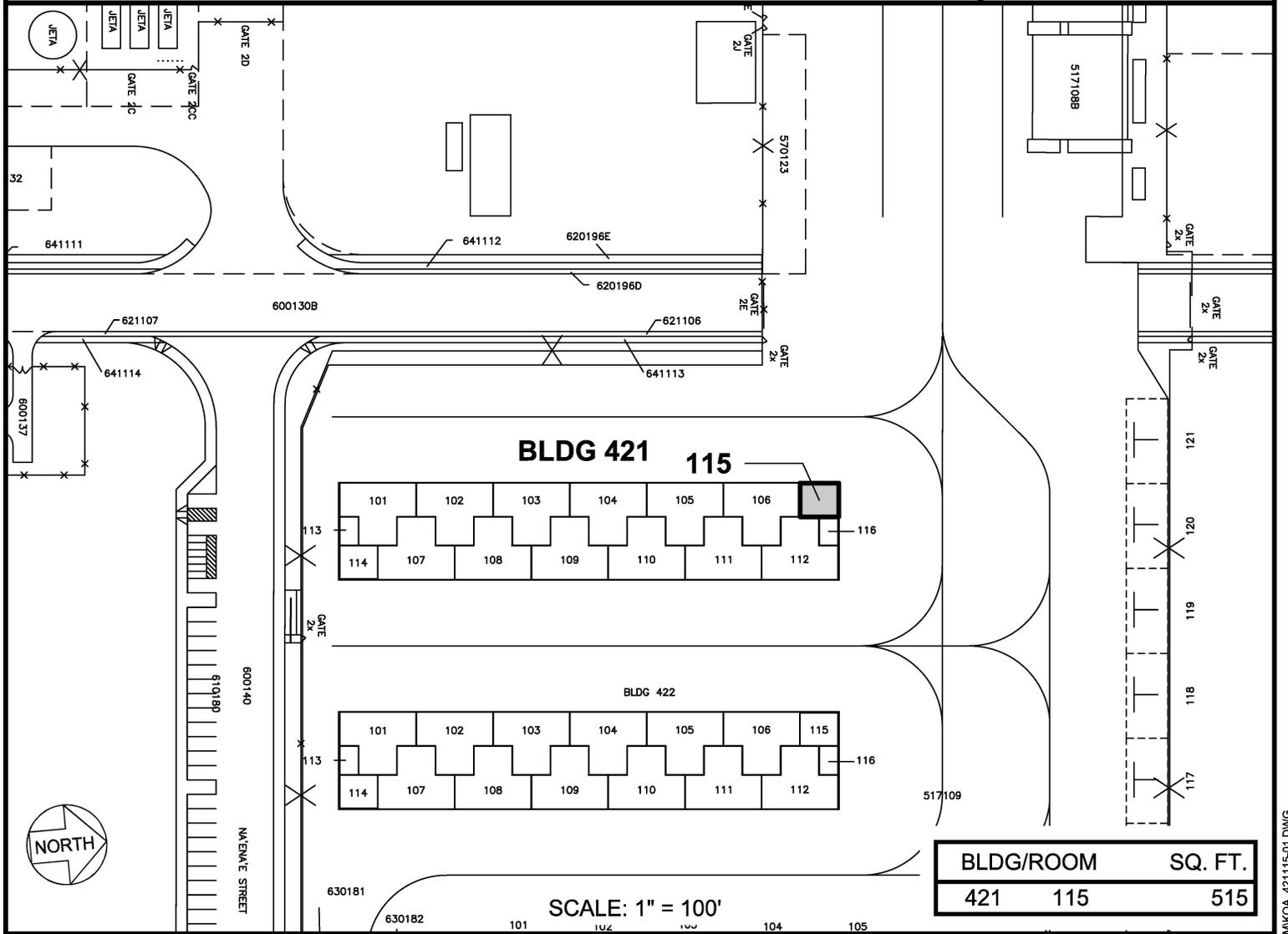
CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



4000:1



RP-9779

DATE : SEPTEMBER 2025

EXHIBIT: **A**



AIRPORTS

MICHAEL J. LAURO

BUILDING 421
T-HANGAR

421115

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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