

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

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 26.0175

April 9, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, PAVED LAND
FOR STORAGE OF GROUND SERVICE EQUIPMENT
AEKO KULA, LLC
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

Aeko Kula, LLC (AKL), whose business address is 50 Elliott Street,
Honolulu, Hawaii 96818.

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:

Area/Space No. 630-197A, containing an area of approximately 10,300 square feet of
improved, paved land, as shown and delineated on the attached Exhibit A.

ZONING:

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

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, PAVED LAND FOR STORAGE
OF GROUND SERVICE EQUIPMENT

AEKO KULA, LLC

Page 2

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:

AKL will use the space for the storage of ground service equipment as part of its freight handling operation.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$2,944.08 (based on a rate of \$3.43 per square foot per annum, as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$8,832.24, 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 ___

ISSUANCE OF A REVOCABLE PERMIT FOR IMPROVED, PAVED LAND FOR STORAGE
OF GROUND SERVICE EQUIPMENT

AEKO KULA, LLC

Page 3

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Section 11-200.1-16(b). Type 8, Part 1: HDOT administrative activities and operations that would not result in direct, indirect or cumulative adverse impacts to the environment, 8.h., Creation or extension of leases, revocable permits or easements of property for continuing aeronautical or maritime uses or complementary purposes.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to AKL for the storage of ground service equipment as part of its freight handling operation.

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 AKL, 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

