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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

IN REPLY REFER TO:

AIR-PM 26.0266

May 7, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A DIRECTLY-NEGOTIATED FACILITIES LEASE FOR
BUILDING NO. 102 AND LAND FOR OFFICE AND STORAGE SPACE
COUNTY OF HAWAII, HAWAII FIRE DEPARTMENT
HILO INTERNATIONAL AIRPORT
TAX MAP KEY: (3) 2-1-012: PORTION OF 009

HAWAII

APPLICANT:

County of Hawaii, Hawaii Fire Department, Ocean Safety Division (Ocean Safety),
whose business address is 25 Aupuni Street, Suite 2501, Hilo, Hawaii 96720.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 261-7 and 171, 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:

Building/Room No. 102-100, containing an area of approximately 1,191 square feet, and
Area/Space No. 001-124, containing an area of approximately 1,107 square feet of
improved, unpaved land, 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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NO. 102 AND LAND FOR OFFICE AND STORAGE SPACE
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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:

Develop, construct, use, operate and maintain Building No. 102 and surrounding land for office and storage of rescue and medical equipment to support response coordination for public safety services along the eastern shoreline of Hawaii Island.

LEASE TERM:

Five (5) years

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL LEASE RENTAL:

Year 1 – 5 \$25,439.76 per annum (based on a rate of \$13.44 per square foot, per annum, for Building 102, and \$0.00 per square foot, per annum for surplus land as determined from the Appraisal Report Benchmark Fair Market Rents For The State of Hawaii Airport Properties Located in the County of Hawaii, prepared by The Benavente Group LLC, dated 7/1/25), plus \$464.49 utilities and \$321.57 air conditioning per month.

Annual Lease Rental Waiver: The annual rental shall be waived at the commencement date of Lease for a period of 12 months, provided that the waiver of rent shall be conditioned on Ocean Safety making substantial improvements to the spaces.

PERFORMANCE BOND:

The sum equal to the annual rental then in effect.

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MINIMUM IMPROVEMENTS REQUIREMENT:

\$24,000.00

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:

In accordance with Section 171-59 (b), HRS , relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by Negotiation, HDOT proposes to issue a directly-negotiated Facilities Lease to Ocean Safety to develop, use, operate and maintain Building No. 102 and surrounding land for offices and storage space for rescue and medical equipment to support response coordination for public safety services along the eastern shoreline of Hawaii Island.

RECOMMENDATION:

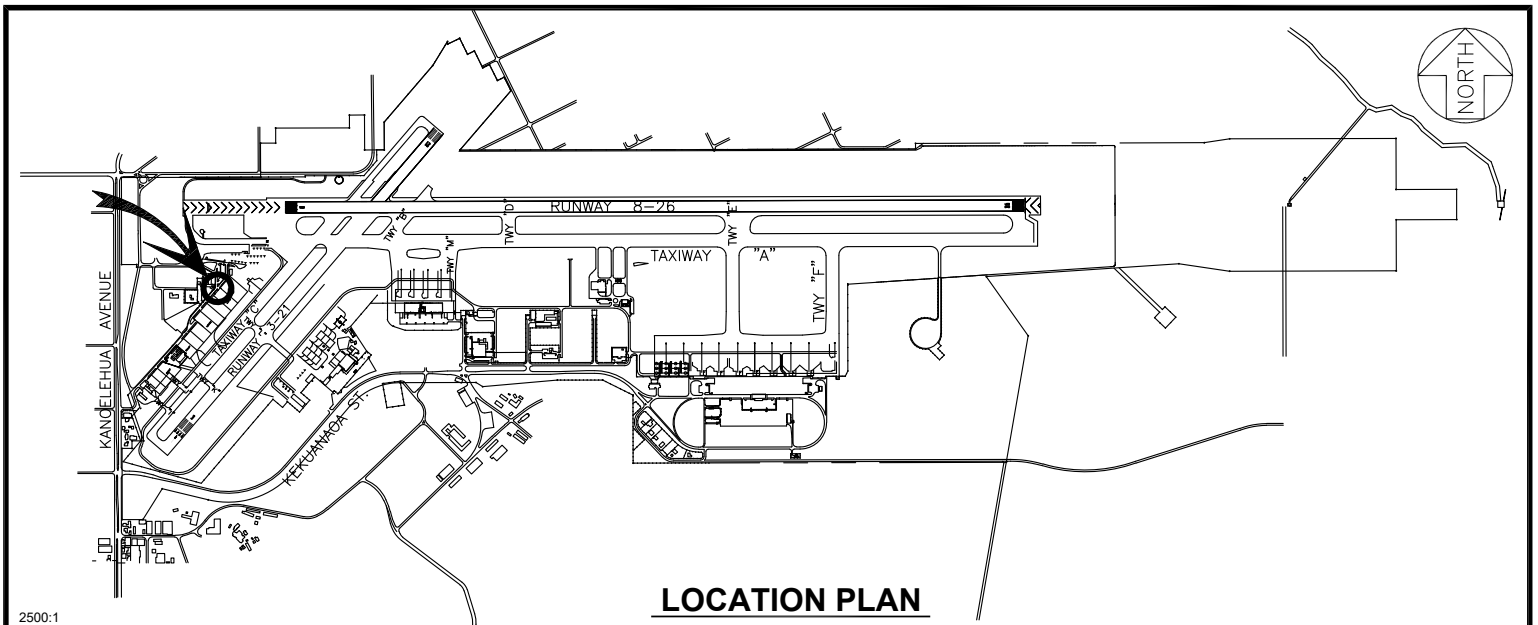
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation approve the issuance of a directly-negotiated Facilities Lease to Ocean Safety, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

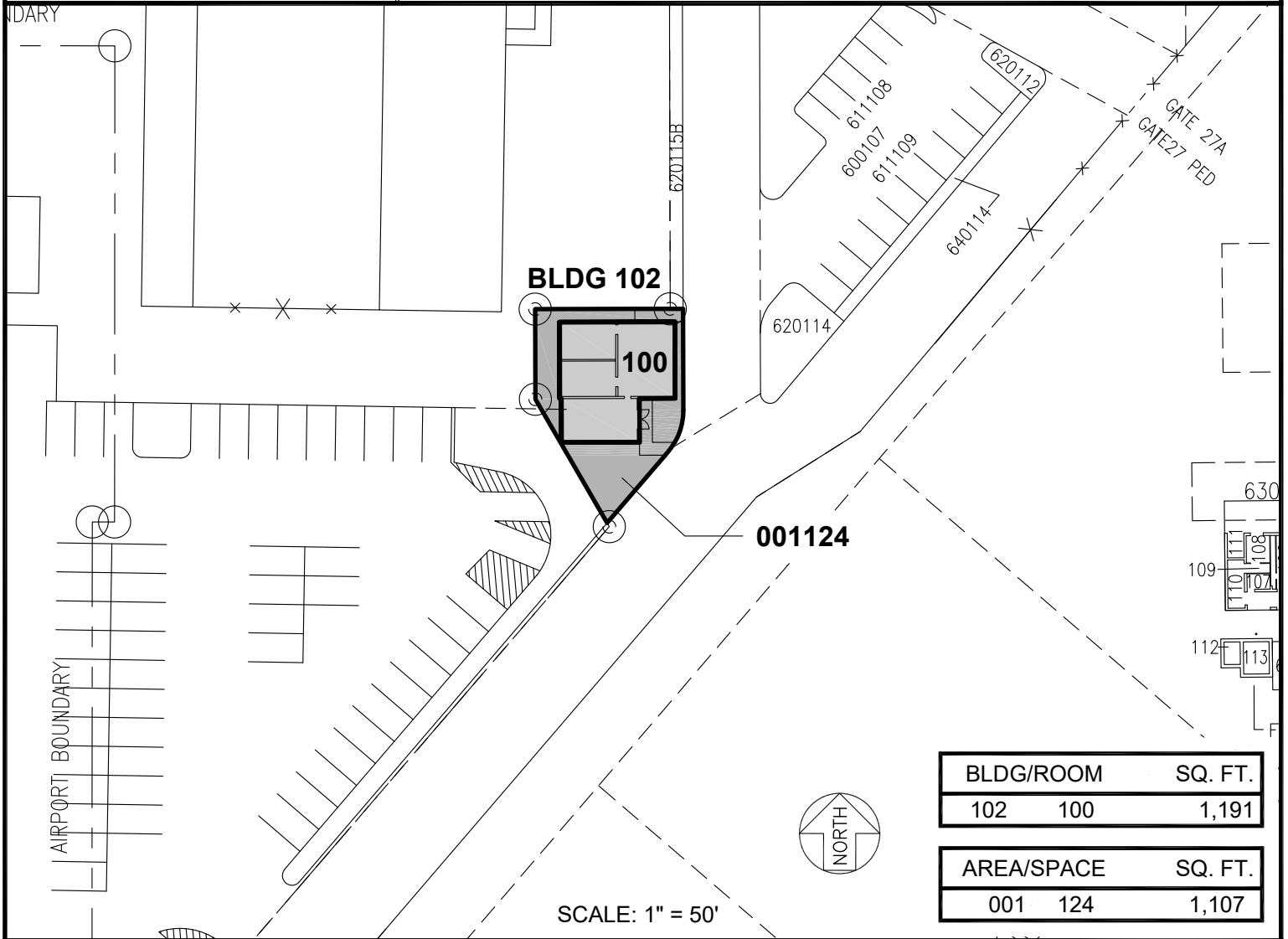


CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



LOCATION PLAN



BLDG 102

100

001124

| BLDG/ROOM | SQ. FT. |
|-----------|---------|
| 102 100 | 1,191 |

| AREA/SPACE | SQ. FT. |
|------------|---------|
| 001 124 | 1,107 |

SCALE: 1" = 50'

DATE : MARCH 2026

EXHIBIT: **A**

DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII
AIRPORTS

COUNTY OF HAWAII,
HAWAII FIRE DEPT.
OCEAN SAFETY

BUILDING 102

001124
102100

HILO INTERNATIONAL AIRPORT

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