

LINDA LINGLE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
889 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

BARRY FUKUNAGA  
DIRECTOR

Deputy Directors  
FRANCIS PAUL KEENO  
BRENNON T. MORIOKA  
BRIAN H. SEIGUCHI

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A HANGAR FACILITIES LEASE  
TO ANDREW DOUGHTY  
LIHUE AIRPORT, ISLAND OF KAUAI, STATE OF HAWAII

KAUAI

REQUEST:

Issuance of Hanger Facilities Lease to ANDREW DOUGHTY at Lihue Airport to develop, construct, reconstruct, operate, use, maintain, and repair hangar facilities at Lihue Airport.

APPLICANT:

ANDREW DOUGHTY whose business and post office address is P.O. Box 991, Lihue, Hawaii 96766.

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes, as amended

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, Lihue, Island of Kauai, identified by Tax Map Key:  
4<sup>th</sup> Division, 3-5-01:Portion of 8

AREA:

Area/Space No. 004-143, containing a land area of approximately 16,440 square feet of improved/unpaved general aviation land, as shown and delineated on the attached map labeled Exhibit B.

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Andrew Doughty  
Hangar Facilities Lease

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ZONING:

State Land Use: Urban  
County: Industrial (IG-STP)

LAND TITLE STATUS:

Section 5(a), Hawaii Admissions Act

DHHL, 30% entitlement lands Yes \_\_\_\_\_ No X

CURRENT USE STATUS:

Airport purposes

CHARACTER OF USE:

Development, construction, operation and maintenance of a hangar facility

TERM OF LEASE:

Twenty (20) years

LEASE COMMENCEMENT DATE:

Upon execution of the documents

ANNUAL GROUND RENTAL:

First Five (5) Years: \$6,576.00 per annum, payable in monthly installments of \$548.00 in advance, based upon a ground lease rental rate of \$.40 per square foot per annum for improved/unpaved general aviation land at Lihue Airport.

REOPENING OF ANNUAL GROUND LEASE RENTAL:

The annual ground lease rental for each of the three remaining five (5)-year periods shall be determined at least six (6) months prior to the time of reopening by an appraiser whose services shall be contracted for and paid by the State.

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PERFORMANCE BOND:

Sum equal to the annual land rental in effect

MINIMUM IMPROVEMENTS REBOUREMENT:

The Lessee shall, within twelve (12) months of the date of commencement of the Lease, invest the sum of not less than \$150,000.00 for upgrading and improving the leased premises and constructing its leasehold improvements. The upgraded and improved leased premises and hangar facility improvements shall be constructed in accordance with construction plans, drawings, and specifications approved by the Department of Transportation, Airports Division, in writing, prior to the commencement of any construction work.

WAIVER OF RENT:

Ground lease rents payable to DOT shall be waived at the beginning or commencement date of the Lease for: (a) a period of twelve (12) months; or (b) until the Lessee first physically occupies and uses the demised Premises for the stated purpose(s) or use(s) after receiving or being given such right by DOT, whichever occurs first.

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: ANDREW DOUGHTY desires to develop, construct, reconstruct, operate, use, maintain, and repair hangar facilities on the proposed leased premises.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Environmental Assessment for Lihue Airport Ahukini Road Realignment and General Aviation Subdivision dated March 6, 1997.

This Environmental Assessment evaluated the environmental effects of the recommended Airport Plan to realign Ahukini Road and the development of a General Aviation Subdivision. The assessment was prepared by the State of Hawaii, Department of Transportation, Airports Division.

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REMARKS:

In accordance with Section 171-59(b), HRS, relating to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a direct lease to ANDREW DOUGHTY to develop, construct, reconstruct, operate, use, maintain, and repair hangar facilities.

RECOMMENDATION:

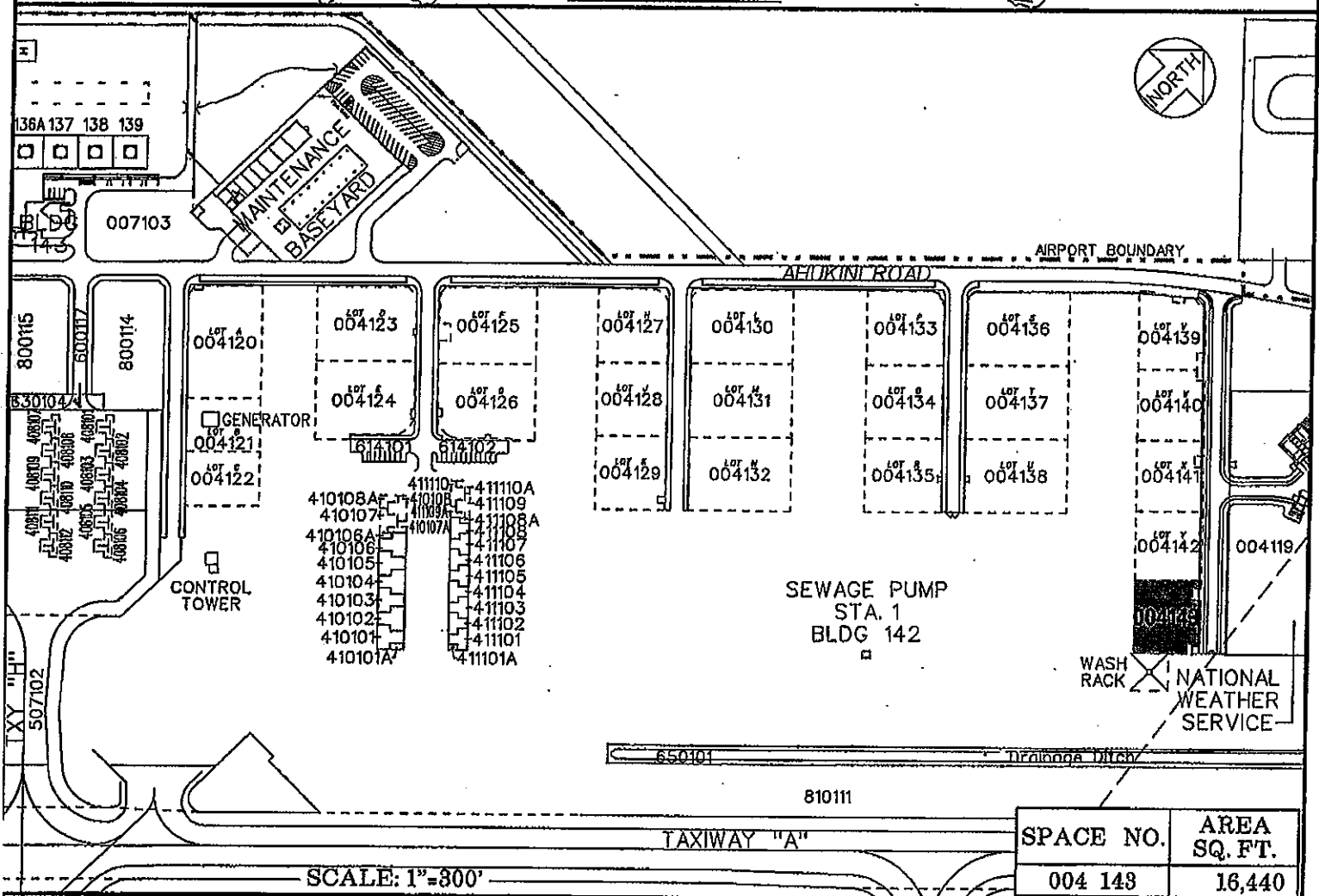
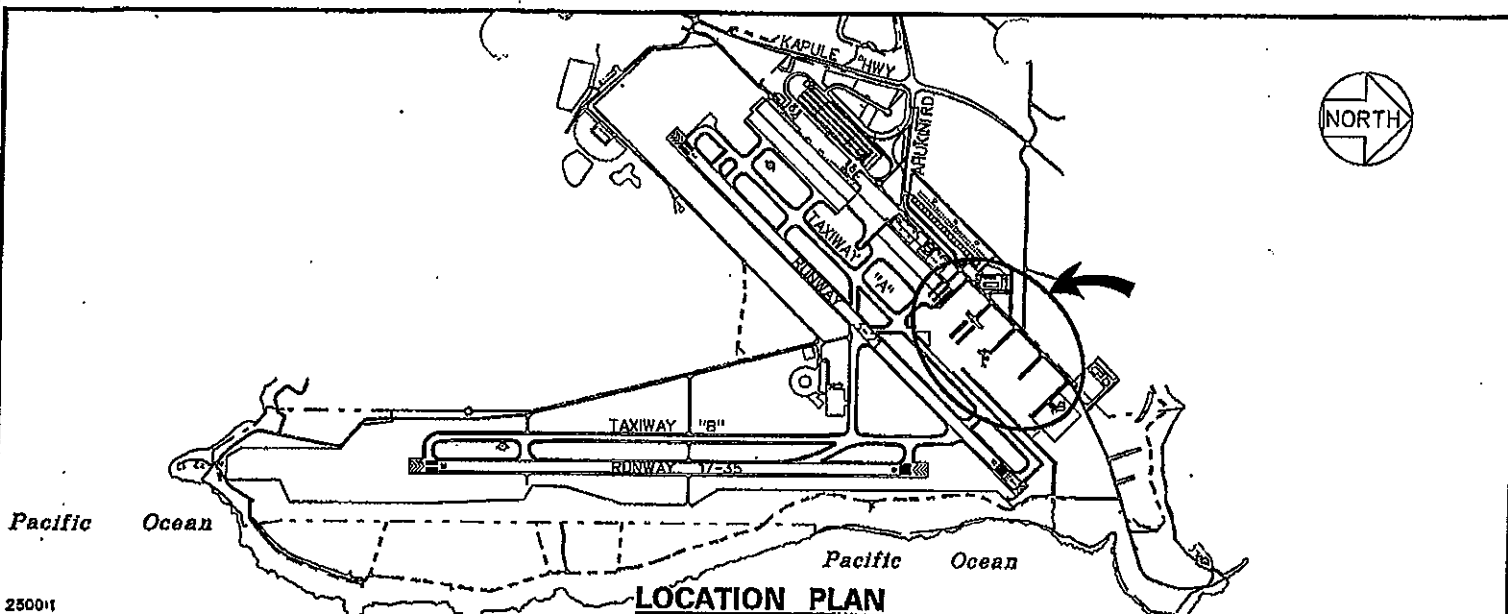
That the Board authorize the Department of Transportation to issue a direct lease to ANDREW DOUGHTY, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve 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,

  
BARRY FUKUNAGA  
Director of Transportation

APPROVED FOR SUBMITTAL:

  
for ALLAN A. SMITH  
Interim Chairperson



SPACE NO.	AREA SQ. FT.
004 143	16,440

DATE: JUNE 2006 EXHIBIT: **B**

	Airports Division	ANDREW DOUGHTY	LOT	004-143
			FBO SUBDIVISION	PLAT 36

**LIHUE AIRPORT**

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