

DAVID Y. IGE  
GOVERNOR



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

FEBRUARY 25, 2022

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROSS M. HIGASHI  
EDUARDO P. MANGLALLAN  
PATRICK H. MCCAIN  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACES  
IN THE COMMUTER TERMINAL  
WINGS OVER KAUAI LLC  
LĪHU'E AIRPORT  
TAX MAP KEY: (4) 3-5-01: PORTION OF 147

KAUA'I

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT:

Wings Over Kauai LLC (WOK) whose address is 3745 Ahukini Road #103, Līhu'e, Hawai'i 96766.

LOCATION AND TAX MAP KEY:

Portion of Līhu'e Airport (LIH), Līhu'e, Island of Kaua'i, identified by Tax Map Key: 4th Division, 3-5-01: Portion of 147.

AREA:

Building/Room No. 136-102A, containing an area of approximately 69 square feet,  
Building/Room No. 136-102B, containing an area of approximately 154 square feet,  
Building/Room No. 136-103A, containing an area of approximately 67 square feet, and  
Building/Room No. 136-103B, containing an area of approximately 147 square feet, as  
shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban  
County of Kaua'i: Industrial General/Special Treatment-Public Use (IG/ST-P)

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LAND TITLE STATUS:

|                                                              |                  |
|--------------------------------------------------------------|------------------|
| Section 5(a) lands of the Hawai'i Admission Act:             | <u>Non-Ceded</u> |
| DHHL 30% entitlement lands pursuant to Hawai'i Admission Act | YES_ NO <u>X</u> |

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 4614, dated October 28, 2019, setting aside 883.583 acres designated as Līhu'e Airport to be under the control and management of the State of Hawai'i, Department of Transportation for Airport Purposes.

CHARACTER OF USE:

WOK will use the spaces for offices in the Commuter Terminal as part of their Commercial Air Tour and Flight School Operations at LIH.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$1,082.31 (\$728.34 as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$170.43 for utilities, \$117.99 for air conditioning, and \$ 65.55 for maintenance).

SECURITY DEPOSIT:

\$3,246.93, or three (3) times the monthly rental in effect.

DCCA VERIFICATION:

|                                           |              |               |
|-------------------------------------------|--------------|---------------|
| Place of business registration confirmed: | YES <u>X</u> | NO <u>___</u> |
| Registered business name confirmed:       | YES <u>X</u> | NO <u>___</u> |
| Good standing confirmed:                  | YES <u>X</u> | NO <u>___</u> |

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai'i, Department of Transportation, Airports Division, has determined that the environmental impacts of the proposed tenant lease for the subject land use is covered by the Lihue Airport Master Plan Environmental Impact Statement (EIS), published by the Environmental Quality Commission (EQC) in the August 8, 1976 and

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August 23, 1976, issues of EQC Bulletin and accepted by the Governor on April 26, 1977. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to WOK for office spaces in the Commuter Terminal, as part of their Commercial Air Tour and Flight School Operations at LIH.

RECOMMENDATION:

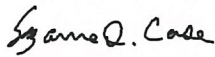
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to WOK, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



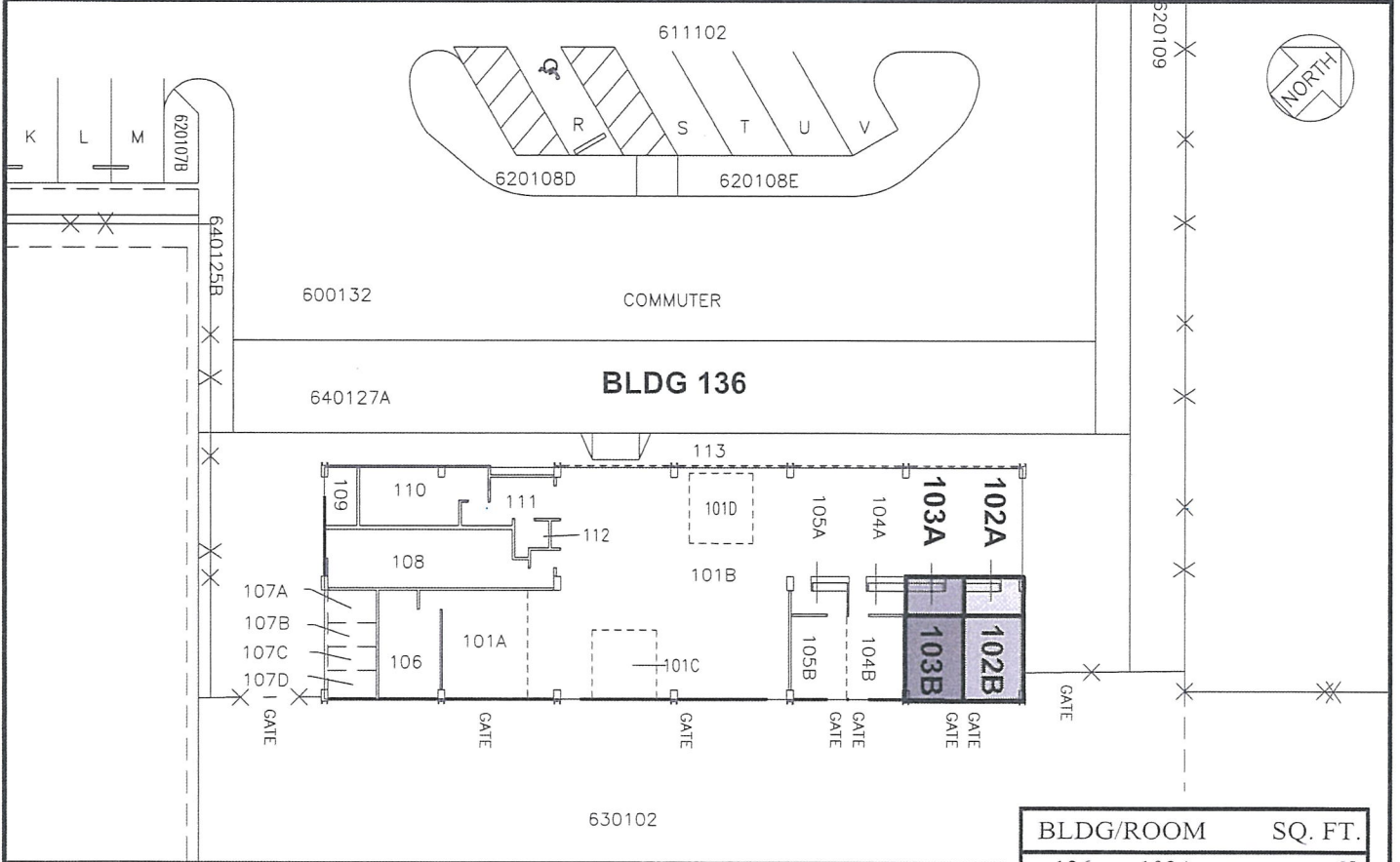
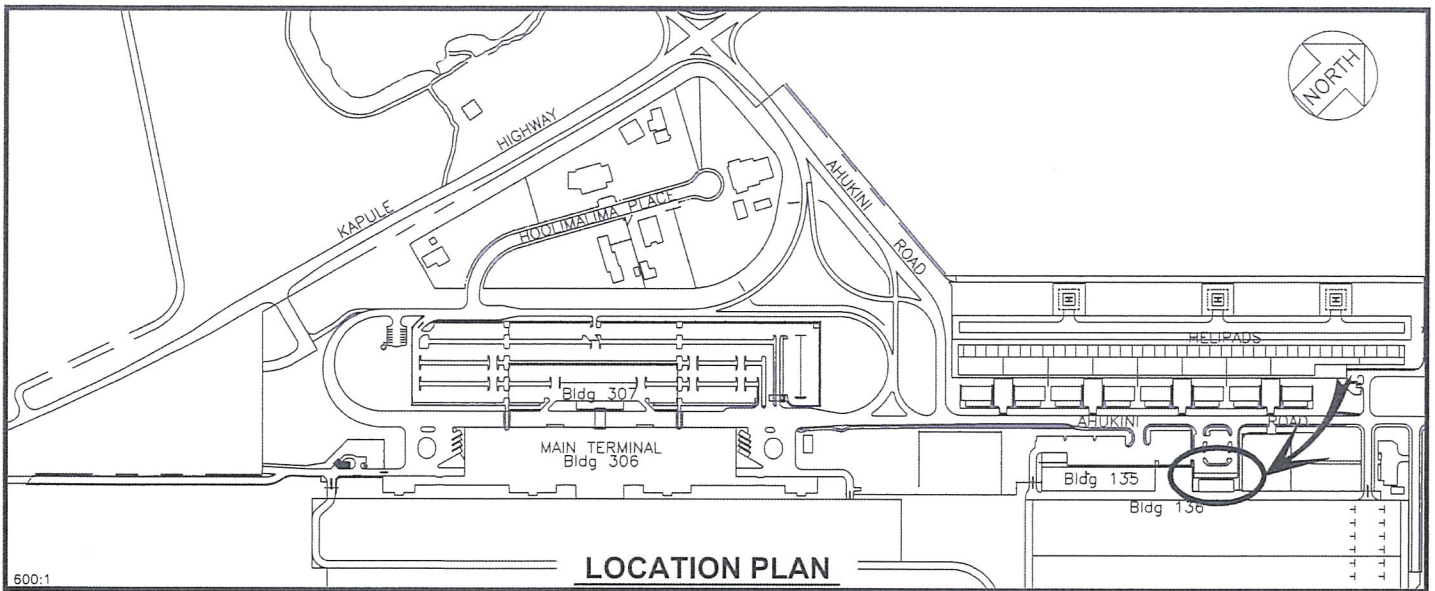
JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member





| BLDG/ROOM | SQ. FT. |
|-----------|---------|
| 136 102A  | 69      |
| 136 102B  | 154     |
| 136 103A  | 67      |
| 136 103B  | 147     |

SCALE: 1" = 30'

DATE : SEPTEMBER 2021

EXHIBIT: **A**

|                                                                                                              |                             |                                                   |                                                     |
|--------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------|-----------------------------------------------------|
|  <p>Airports Division</p> | <p>WINGS OVER KAUAI LLC</p> | <p>BUILDING 136<br/>COMMUTER<br/>GROUND LEVEL</p> | <p>136102A-B<br/>136103A-B<br/><br/>PLAT A1, 35</p> |
|--------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------|-----------------------------------------------------|

**LIHUE AIRPORT**

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