

DAVID Y. IGE  
GOVERNOR



JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROSS M. HIGASHI  
EDUARDO P. MANGALLAN  
EDWIN H. SNIFFEN

**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
**AIRPORTS DIVISION**  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HI 96819-1880

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

AMENDMENT NO. 4 TO CONCESSION AGREEMENT NO. DOT-A-09-0002  
ADDITIONAL SPACES FOR RETAIL AND OFFICE USE  
DFS GROUP L.P.  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-03: (51 AND 73 PORTION)

O'AHU

The Department of Transportation (DOT) seeks approval to amend the existing Concession Agreement DOT-A-09-0002 to add spaces for retail use at Daniel K. Inouye International Airport.

LEGAL REFERENCE:

Chapter 102 and Section 261-7, Hawai'i Revised Statutes, as amended.

APPLICANT:

DFS GROUP L.P., whose postal address is P.O. Box 29500, Honolulu, Hawai'i 96820.

LOCATION AND TAX MAP KEY:

Daniel K. Inouye International Airport, Island of O'ahu, Tax Map Key:  
1<sup>st</sup> Division: 1-1-03: (51 and 73 Portion).

ZONING:

State Land Use District: Urban  
City and County of Honolulu: Industrial (I-2)

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admissions Act: Non-Ceded  
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: No

**ITEM M-2**

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 _____

CONCESSION TERM:

To run for the balance of the term of the existing concession agreement that expires on March 31, 2025.

ADDITIONAL SPACE:

Bldg/Space No. 310-205K, containing an area of approximately 128 square feet, as shown on the attached Exhibit V-1 dated May 2022.

Bldg/Space No. 341-247, containing an area of approximately 1,208 square feet, as shown on the attached Exhibit V-2 dated May 2022.

Bldg/Space No. 342-290, containing an area of approximately 950 square feet, as shown on the attached Exhibit V-3 dated May 2022.

IMPROVEMENTS:

Applicant at its own cost and expense shall be responsible for any renovation, upgrade, remodeling and improvements to the additional spaces.

CONCESSION FEE:

The current Retail Concession pays a Minimum Annual Guaranteed (MAG) fee of \$6,829,923.15. Annual Concession fee shall be the greater of a MAG or a Percentage Fee. All revenue generated by the additional spaces shall be reported as Gross Receipts under the Concession Agreement except for Space No. 342-290. The annual rate for this Space No. 342-290 will be \$22,800.00 plus utilities.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai‘i, Department of Transportation, Airports Division (DOTA), has determined that the impacts of this action are de minimis and exempt, pursuant to Department of Transportation, Comprehensive Exemption List, Type 8, Part 1, 8(g), concurred to by the Environmental Advisory Council on February 1, 2022.

REMARKS:

The Applicant identified and requested additional spaces and the Department of Transportation Airports Division reviewed and determined that the additional spaces will allow Applicant to offer a wider assortment of retail merchandise to the traveling public.

RECOMMENDATION:

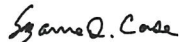
That the Board approve and authorize the Department of Transportation to amend the existing Retail Concession Lease No. DOT-A-09-0002, subject to: 1) terms and conditions herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,

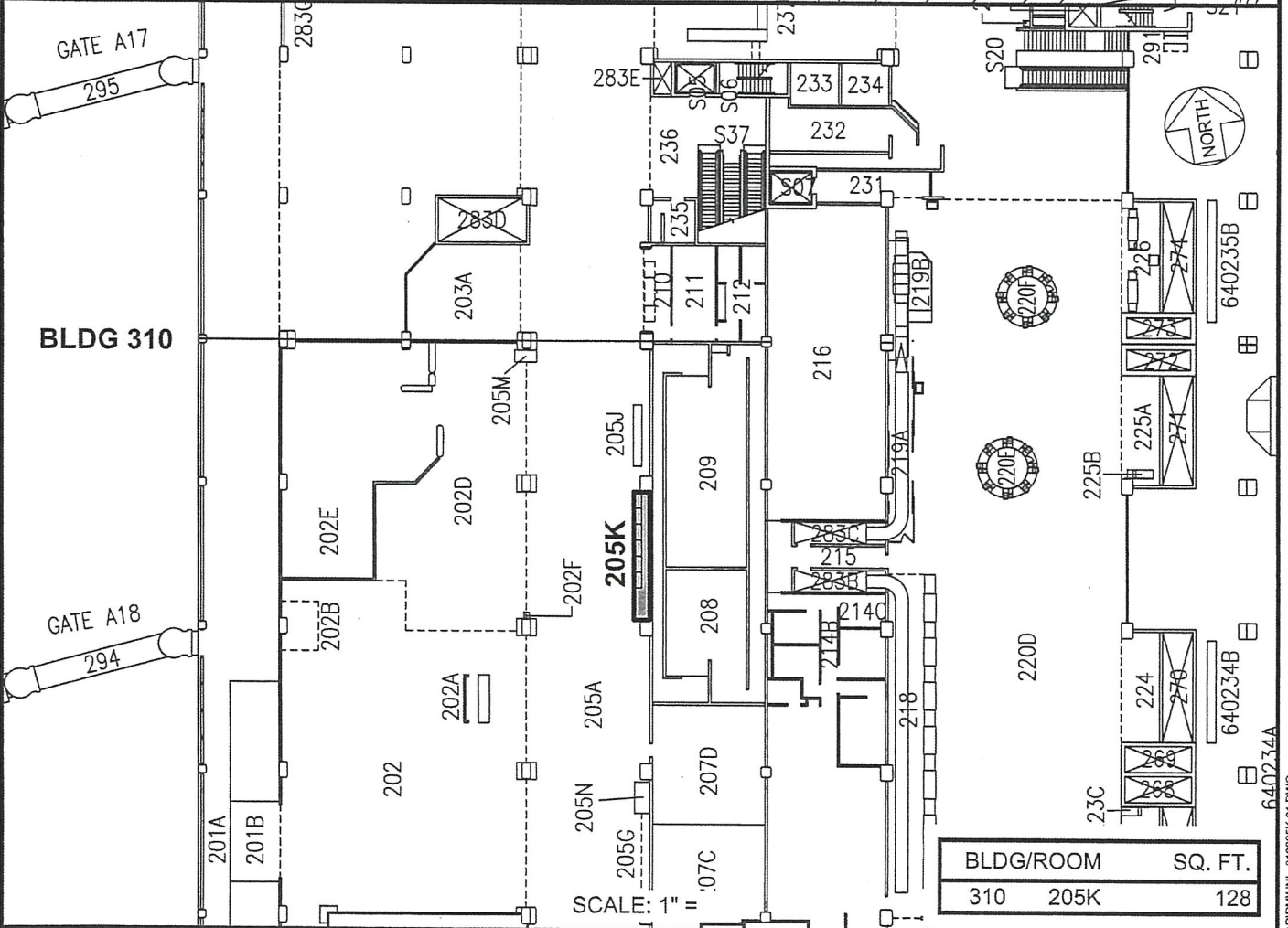
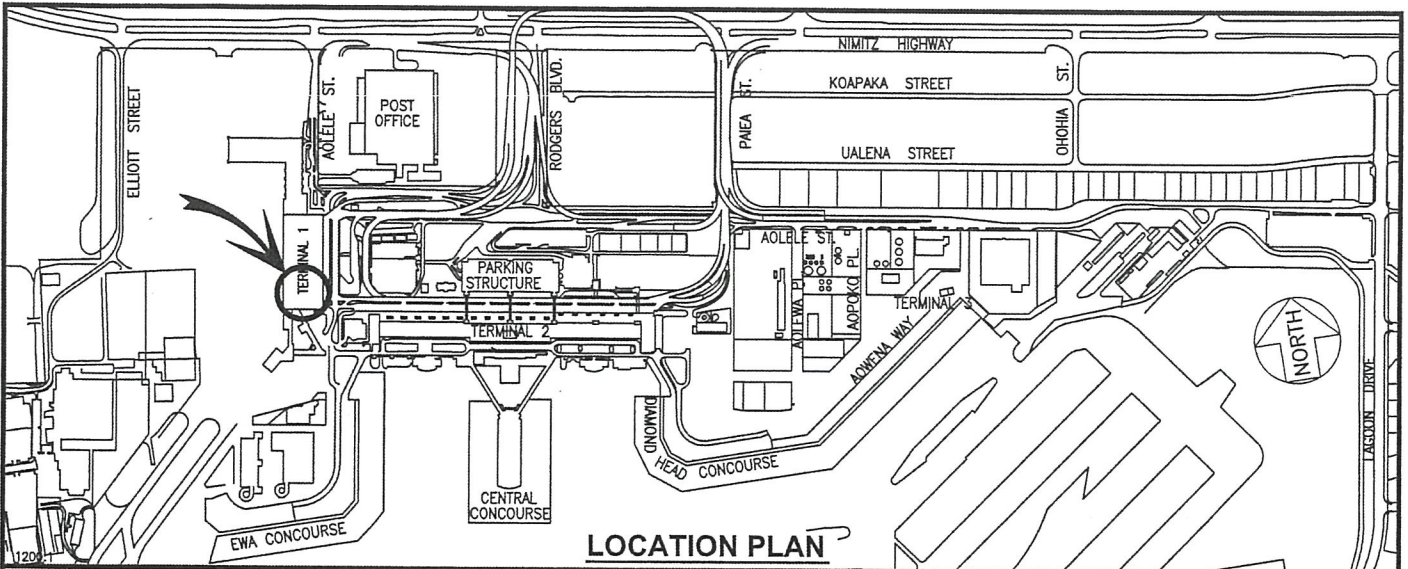


JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



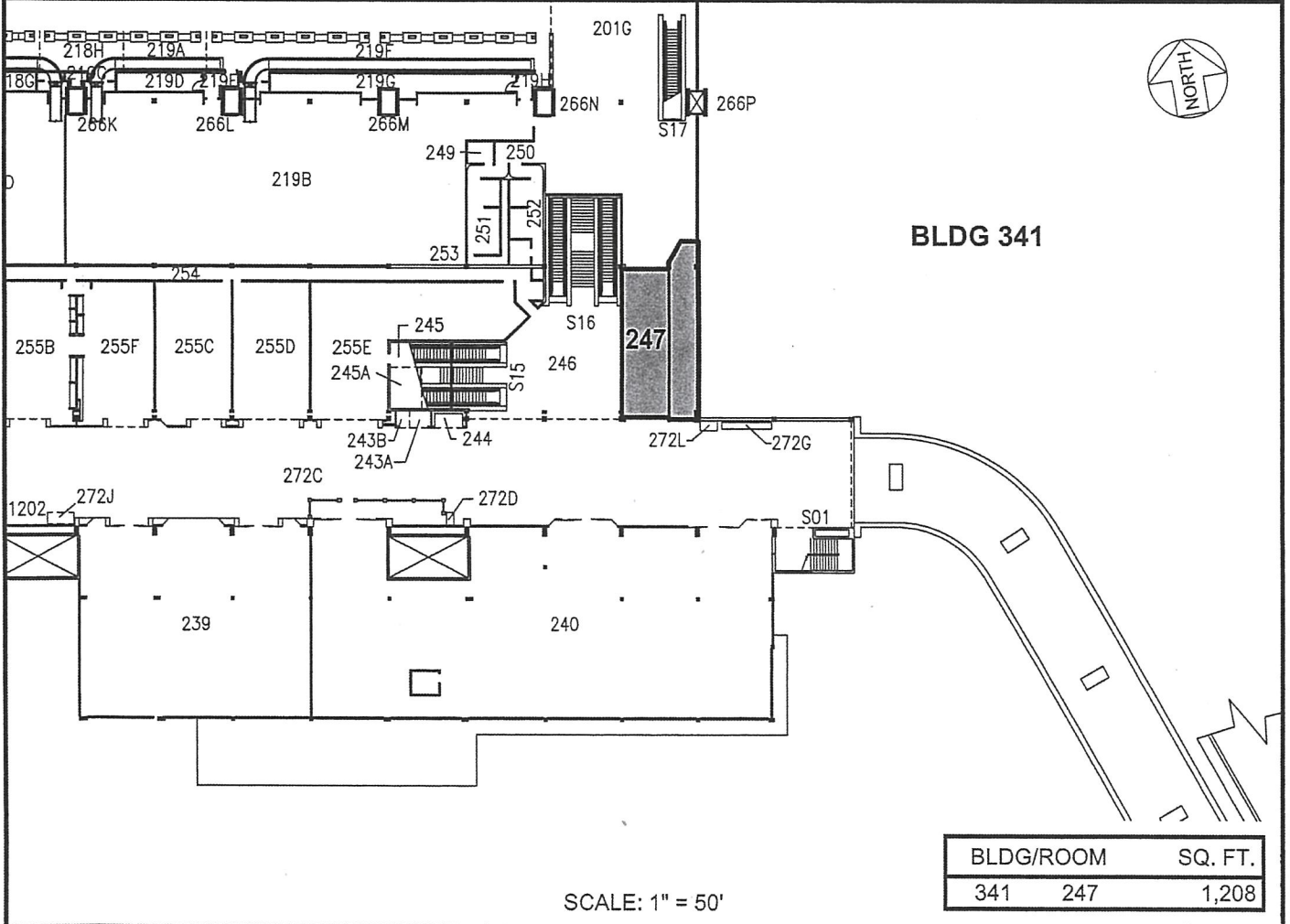
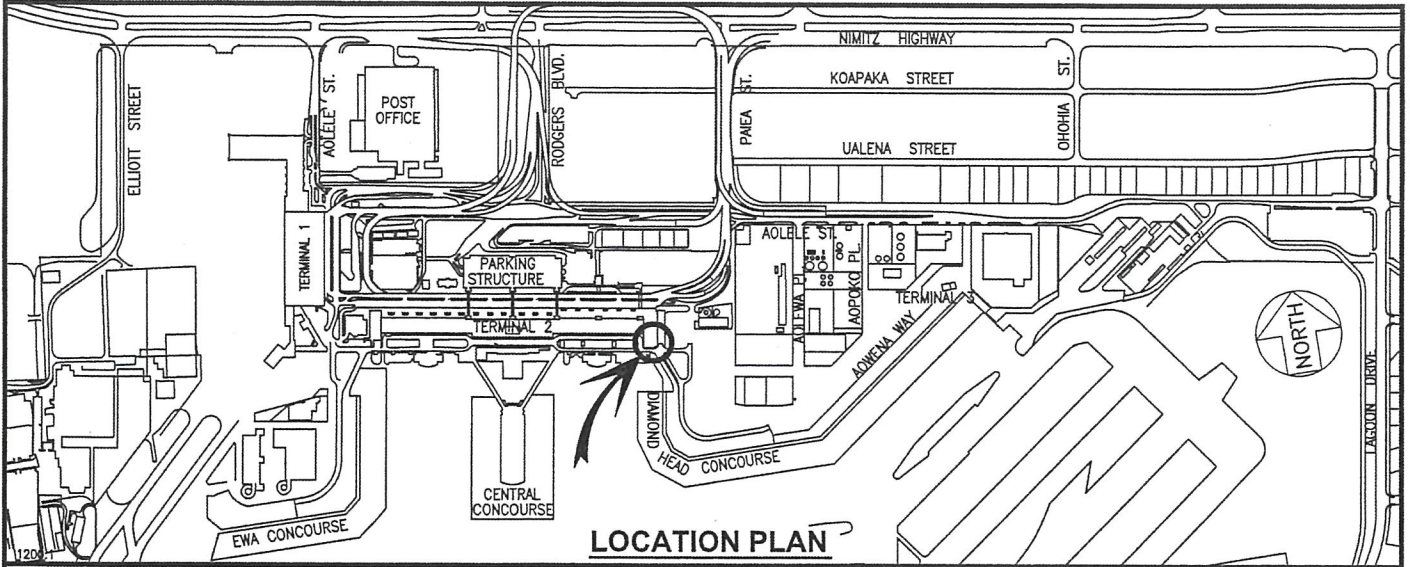
SUZANNE D. CASE  
Chairperson and Member



DOTA-09-0002	DATE: APRIL 2022	EXHIBIT: V1
	DFS GROUP L.P.	BUILDING 310 INTERISLAND TERMINAL SECOND LEVEL
		310205K PLAT A2


**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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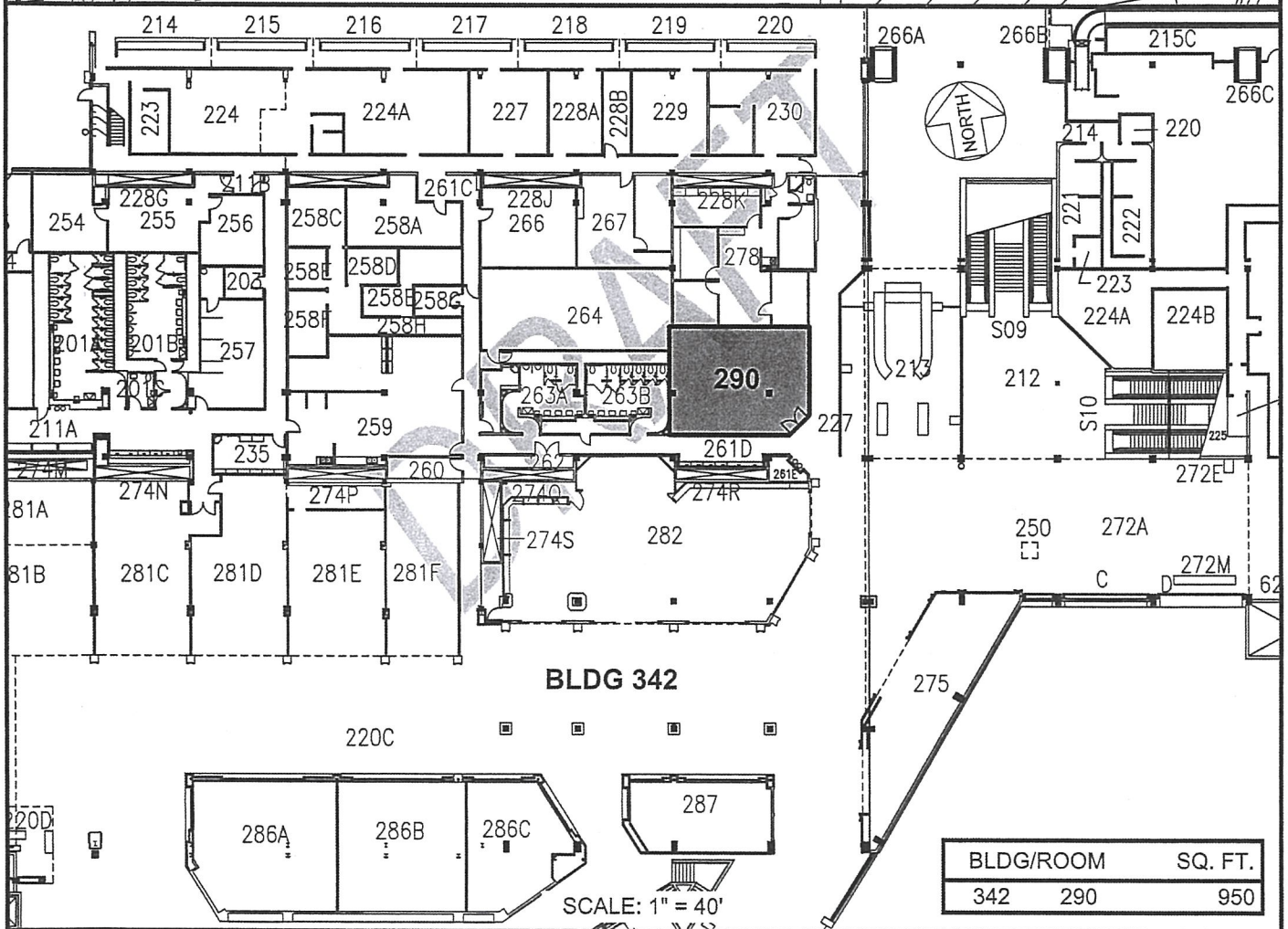
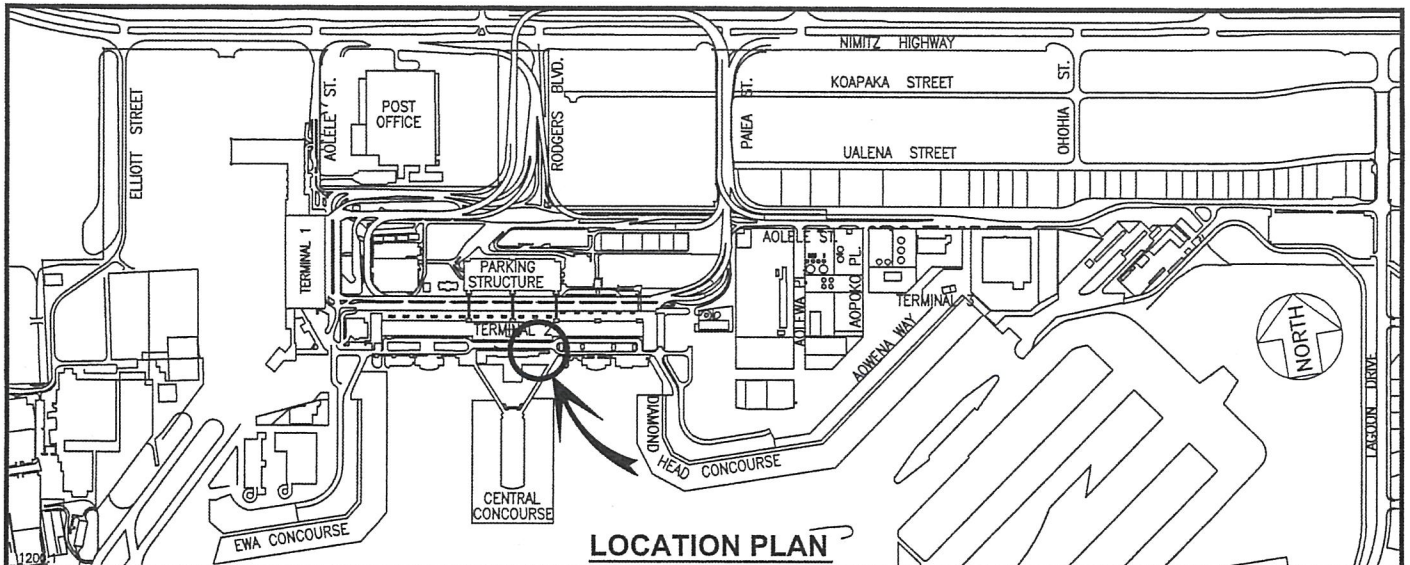
BLDG/ROOM	SQ. FT.
341 247	1,208


SCALE: 1" = 50'

DOTA-09-0002	DATE: APRIL 2022	EXHIBIT: <b>V2</b>
 Airports Division	DFS GROUP L.P.	BUILDING 341 DIAMOND HEAD EXTENSION SECOND LEVEL 341247 PLAT A2

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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DOTA-09-0002	DATE : APRIL 2022	EXHIBIT: <b>V3</b>
 Airports Division	DFS GROUP L.P.	BUILDING 342 WAITING LOBBY SECOND LEVEL
		342290 PLAT A2

**DANIEL K. INOUE INTERNATIONAL AIRPORT**