

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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 25.1013

**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**

January 8, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR A PREFERENTIAL HOLDROOM
LOCATED AT GATE E2, CENTRAL CONCOURSE OF TERMINAL 2
ALASKA AIRLINES, INC.
DANIEL K. INOUYE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 050 (PORTION) OAHU

APPLICANT:

Alaska Airlines, Inc. (Alaska Airlines), whose mailing address is P.O. Box 68900, Seattle, Washington 98168.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

Portion of Daniel K. Inouye International Airport (Airport), Honolulu, Hawaii, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: portion of 050.

AREA:

Preferential Holdroom located at Gate E2, Central Concourse of Terminal 2, containing an average area of approximately 4,215 square feet, as described on the attached State of Hawaii Department of Transportation (HDOT) letter dated December 2, 2025, (AIR 25.0054), labeled Exhibit A.

ZONING:

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

ISSUANCE OF A REVOCABLE PERMIT FOR A PREFERENTIAL HOLDROOM LOCATED
AT GATE E2, CENTRAL CONCOURSE OF TERMINAL 2, ALASKA AIRLINES, INC.
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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-ceded

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as the Airport under the control and management of the HDOT for Airport purposes.

CHARACTER OF USE:

Preferential Holdroom use of Gate E2 per the First Amended Lease Extension Agreement of the Airport-Airline Lease.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$54,844.18 (based on a rate of \$156.14 per square foot, per annum, as determined from the Airports Division Signatory Rates and Charges, Hawaii Airports System, effective July 1, 2025).

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 environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989, issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and HDOT environmental best management practice will address minimal impacts from this action.

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REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Alaska Airlines for a Preferential Holdroom located at Gate E2, Central Concourse of Terminal 2 at the Airport.

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 Alaska Airlines, including its conditions and rent, will best serve the interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment

JOSH GREEN, M.D.
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KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:

AIR 25.0054

December 2, 2025

Mr. Randy Fiertz
Director, Airport Affairs
Alaska Airlines
P.O. Box 68900
Seattle, Washington 98168

Dear Mr. Fiertz:

Subject: Preferential Holdrooms/Gates for January to June 2026

The First Amended Lease Extension Agreement provides airlines the opportunity to qualify for the preferential lease of holdrooms/gates if they are able to complete a minimum of six daily turns per holdroom/gate. Qualification criteria are as follows:

1. Minimum of six daily turns on a single gate at Daniel K. Inouye International Airport (HNL), Kahului Airport (OGG), Ellison Onizuka Kona International Airport at Keahole (KOA), Lihue Airport (LIH) and Hilo International Airport (ITO); or
2. Minimum of five daily turns on a single gate but less than six (applicable only to HNL) and the total number of seats is greater than six times the average seats per turn for all scheduled commercial flights at HNL, based upon the projected flight schedules for the first month of the qualifying period.

For January 2026, the average number of seats per turn for all scheduled commercial flights at HNL equals 389. Accordingly, to qualify under this criterion, an airline must be able to accommodate 5 or 5.5 daily turns with greater than 2,334 seats on a single gate.

Due to concerns raised regarding the literal interpretation of "daily" and the difficulty to meet that threshold every day of the month, effective with the January to June 2026, preferential holdroom/gate qualification will be based upon a "daily average" methodology that many other airports utilize.

EXHIBIT A

Accordingly, qualification will be based upon the following criteria utilizing Preliminary Advance Planning Gate Utilization Charts for January 2026:

- Minimum of 6 daily turns on a single gate at HNL, OGG, KOA, LIH, and ITO – at least 180 turns on a single gate for a 30-day month; or
- Minimum of 5 daily turns on a single gate at HNL – at least 150 turns on a single gate for a 30-day month, and the daily average number of seats on that gate is greater than 2,334.

In accordance with the above, and the Preferential Holdroom Lease Policies agreed to in 2013 between the State of Hawaii Department of Transportation (HDOT) Airports and the Airlines Committee of Hawaii, 3 airlines requested preferential holdrooms/gates for January to June 2026 as follows:

Daniel K. Inouye International Airport

- Alaska Airlines – 1 preferential holdroom/gate
- Hawaiian Airlines – 10 preferential holdrooms/gates
- Southwest Airlines – 4 preferential holdrooms/gates

Kahului Airport

- Alaska Airlines – 1 preferential holdroom/gate
- Hawaiian Airlines – 5 preferential holdrooms/gates
- Southwest Airlines – 1 preferential holdroom/gate

Ellison Onizuka Kona International Airport at Keahole

- Alaska Airlines – 1 preferential holdroom/gate
- Hawaiian Airlines – 3 preferential holdrooms/gates
- Southwest Airlines – 1 preferential holdroom/gate

Lihue Airport

- Alaska Airlines – 1 preferential holdroom/gate
- Hawaiian Airlines – 3 preferential holdrooms/gates
- Southwest Airlines – 1 preferential holdroom/gate

Hilo International Airport

- Hawaiian Airlines – 2 preferential holdrooms/gates

Based upon a review of airlines' individual and aggregate flight schedules at the respective airports, and the most efficient utilization of gates, the following preferential holdroom/gate requests are approved effective January 1, 2026 to June 30, 2026 in accordance with the conditions outlined below.

Daniel K. Inouye International Airport

- Alaska Airlines – Preferential lease of 1 holdroom/gate (E2)
- Hawaiian Airlines – Preferential lease of 10 holdrooms/gates (A14, A15, A16, A17, A18, A19, A20, B2, B4, and B5)
- Southwest Airlines – Preferential lease of 4 holdrooms/gates (E1, E3, E5, and E7)

Kahului Airport

- Alaska Airlines – Preferential lease of 1 holdroom/gate (15)
- Hawaiian Airlines – Preferential lease of 5 holdrooms/gates (17, 19, 21, 23, and 29)
- Southwest Airlines – Preferential lease of 1 holdroom/gate (11)

Ellison Onizuka Kona International Airport at Keahole

- Alaska Airlines – Preferential lease of 1 holdroom/gate (7)
- Hawaiian Airlines – Preferential lease of 2 holdrooms/gates (9 and 10, which includes gates 10A, 10B, and 10C)
- Southwest Airlines – Preferential lease of 1 holdroom/gate (5, which includes gates 4 and 6)

Lihue Airport

- Hawaiian Airlines – Preferential lease of 3 holdrooms/gates (3, 4, and 5)
- Southwest Airlines – Preferential lease of 1 holdroom/gate (7)

Hilo International Airport

- Hawaiian Airlines – Preferential lease of 2 holdrooms/gates (6 and 7)

Airlines that are granted preferential holdrooms/gates understand that the HDOT Airports has the discretion to gate other airline flights on preferential holdrooms/gates, if doing so, results in the most efficient utilization of all gates. Failure to accommodate other airline flights on preferential holdrooms/gates as directed by the HDOT Airports will result in the immediate loss of one or more preferential holdrooms/gates. Further, the HDOT Airports has the authority to reduce the number of, or eliminate, preferential leasing of holdrooms/gates at any time.

Additionally, the following compliance policies will continue to remain in effect until further notice:

- The Final Advance Planning Gate Utilization Charts (Final Charts) that are prepared each month for HNL, OGG, KOA, and LIH will be utilized to determine if preferential gate utilization requirements as outlined above are satisfied each month.
 - If the Final Charts reflect that an airline does not meet the preferential gate utilization requirements on one or more of its designated gates, the following will occur:
 - An assessment will be completed to determine if non-compliance is resulting from the need to accommodate other airlines' flights at the respective preferential gate. If yes, the airline with the preferential gate will not be considered non-compliant for that month.
 - If an airline is deemed non-compliant for a month, written notification will be provided by the HDOT Airports.
 - If the airline is compliant in the subsequent month, no action will be taken by the HDOT Airports.
 - If the airline is non-compliant in the subsequent month, written notification will be provided by the HDOT Airports to advise the airline that the preferential gate in question will be rescinded effective at the end of the last day of the initial non-compliant month.

Mr. Randall Fiertz
December 2, 2025
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The HDOT Airports appreciates your continued support and cooperation. If you have any questions, please contact Mr. Ford Fuchigami, Airports Administrator, at (808) 838-8883 or via email at ford.fuchigami@hawaii.gov.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

c: Malcom Smith, Oahu Airports District Manager
Marvin Moniz, Maui Airports District Manager
Chauncey Wong-Yuen, Hawaii Airports District Manager
Craig Davis, Kauai Airports District Manager
Tiffinie Smith, Hilo Airports District Manager
Karen Honda, Administrative Services Officer
L. Abby Lareau, Property and Business Development Supervisor
Hawaii Airline Liaison Office

EXHIBIT A