

JOSH GREEN, M.D.
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KE KIA'ĀINA



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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 25.0992

December 18, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT TO CONCESSION AGREEMENT NO. DOT-A-11-0006
FOR ADDITIONAL SEATING AREA AND A PROPANE TANK SPACE
HOST INTERNATIONAL, INC.
LIHUE AIRPORT
TAX MAP KEY: (4) 3-5-001: 008 AND 135 (PORTION)

KAUAI

PURPOSE:

To amend the existing Restaurant and Lounge Concession Agreement No. DOT-A-11-0006 to allow for an expanded seating area and a propane tank space at Lihue Airport.

CONCESSIONAIRE:

Host International, Inc., whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Lihue Airport, identified by Tax Map Key: 4th Division, 3-5-001: 008 and 135 (Portion).

ZONING:

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

AMENDMENT TO CONCESSION AGREEMENT NO. DOT-A-11-0006 FOR ADDITIONAL SEATING AREA AND A PROPANE TANK SPACE, HOST INTERNATIONAL, INC.

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LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act: Non-Ceded

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

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>

CONCESSION TERM:

To run for the balance of the term of the existing concession agreement that ends on September 30, 2031.

ADDITIONAL PREMISES:

Building/Room No. 306-279, containing an area of approximately 348 square feet, as shown and delineated on the attached Exhibit J.

Area/Space No. 514-101L, containing an area of approximately 207 square feet, as shown and delineated on the attached Exhibit K.

IMPROVEMENTS:

The Concessionaire will be solely responsible for any renovations, upgrades, remodeling, and improvements to the additional spaces, at their own expense.

CONCESSION FEE:

No additional rent will be charged for the seating area; however, all revenue generated by the entire restaurant establishment shall be reported as gross receipts in accordance with the Concession Agreement.

The annual rent for the propane tank space is \$815.58, calculated based on the minimum rental rate of \$3.94 per square foot per annum, as set forth in the Schedule of Rates and Charges established through the appraisal of Airports' property statewide.

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii Department of Transportation (HDOT) has determined that the environment impacts of the proposed subject land use is covered by the Lihue Airport Improvements Final Environmental Impact Statement (EIS), published by the Office of Environmental Quality Control in the November 23, 2007, issue of the Environmental Notice. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

The HDOT and Host International, Inc. entered into Concession Agreement No. DOT-A-11-0006, dated September 8, 2011, for the Restaurant and Lounge Concession at Lihue Airport. The additional seating will improve the experience and comfort of travelers as they enjoy their food and drinks, while the designated space for a propane tank will support business operations.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, HDOT recommends the Director of Transportation, determines that approving the amendment to Concession Agreement No. DOT-A-11-0006, along with its terms, will serve the best interests of the State.

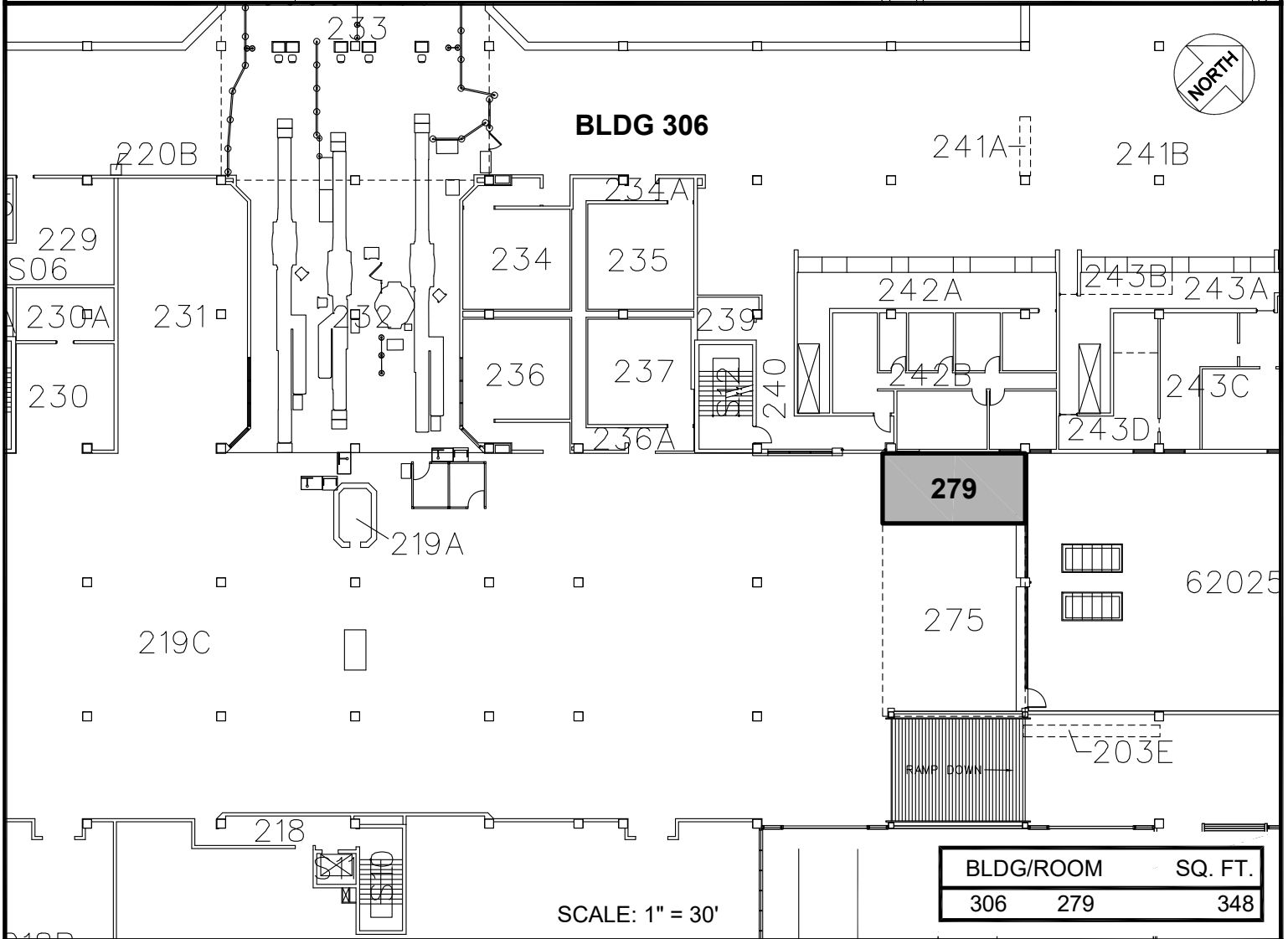
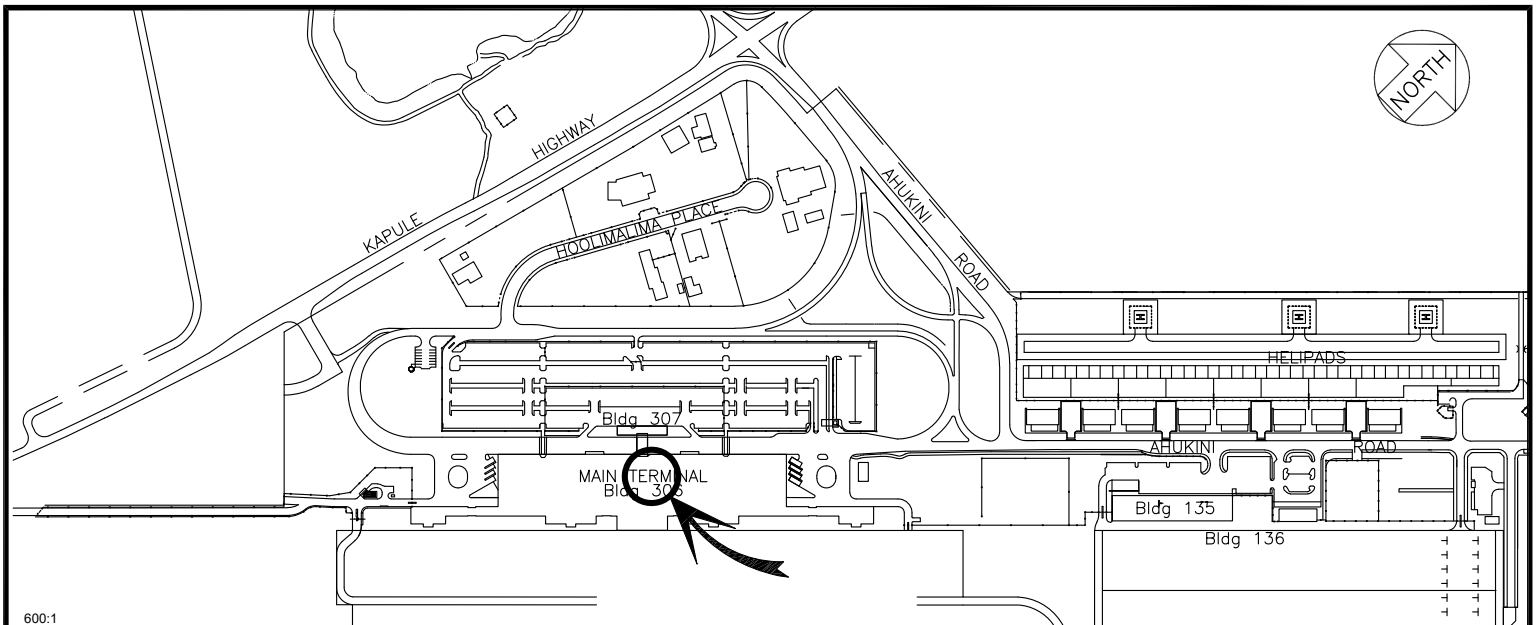
Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachments



Amendment No. 9 to DOT-A-11-0006

DATE : OCTOBER 2025

EXHIBIT: **J**



AIRPORTS

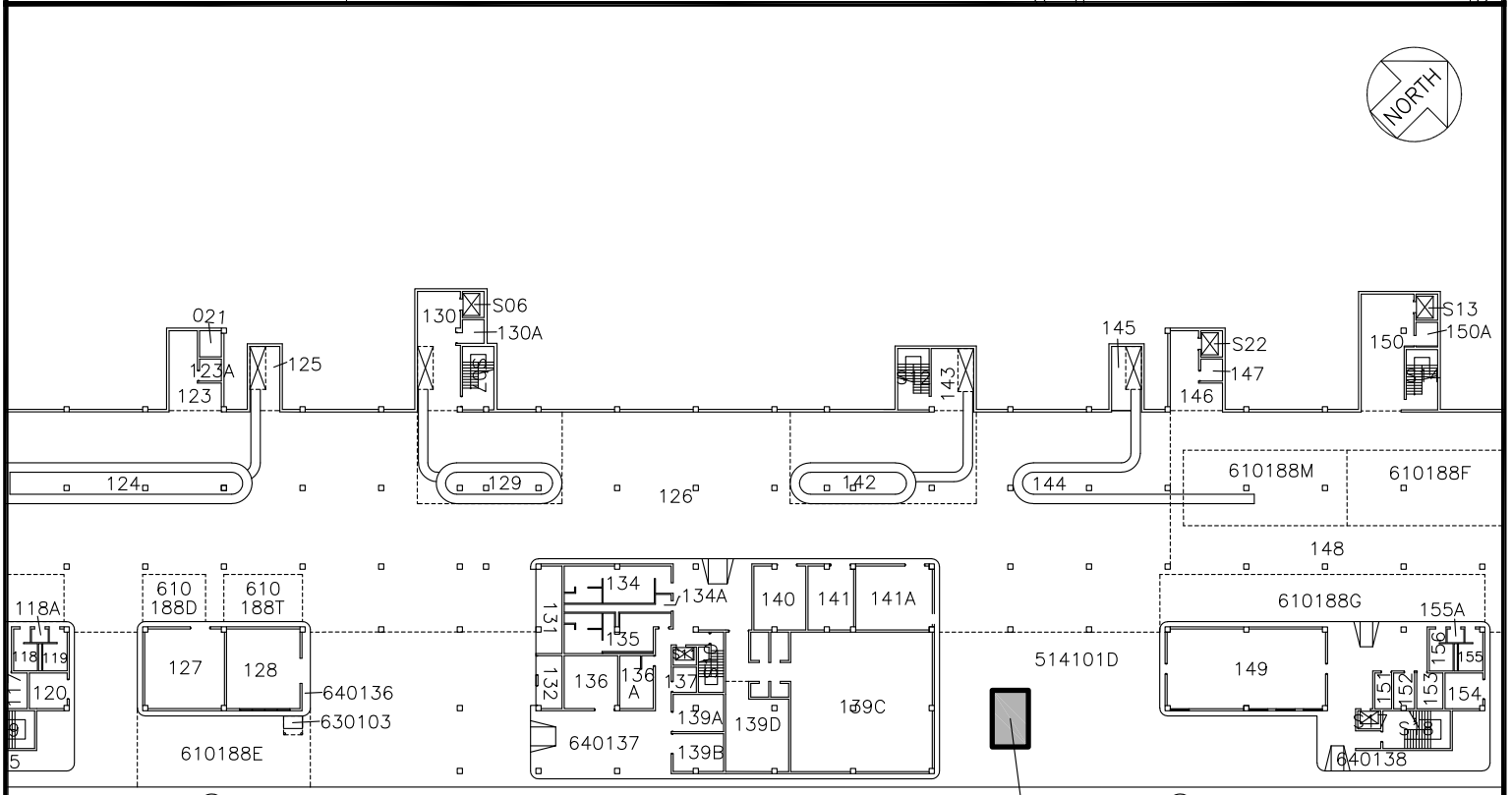
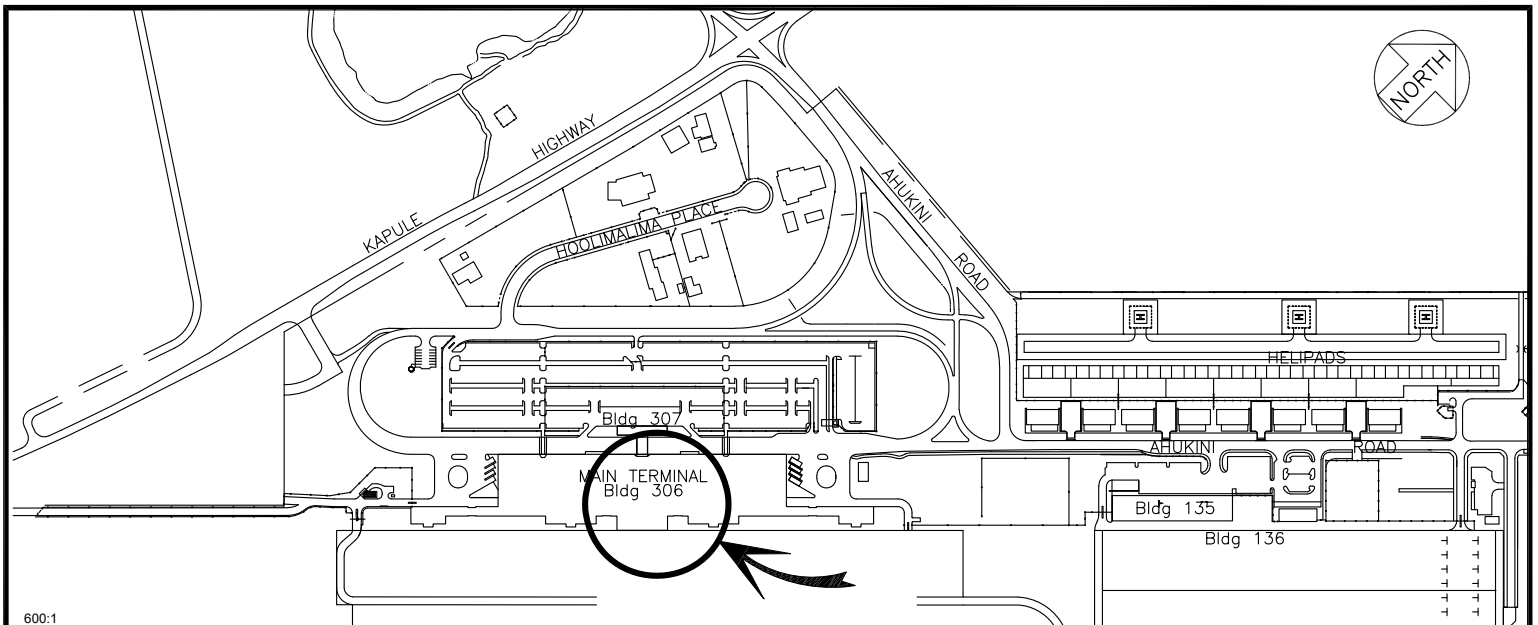
**HOST INTERNATIONAL,
INC.**

**BLDG 306
MAIN TERMINAL
GROUND LEVEL**

306279

LIHUE AIRPORT

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BLDG 306
MAIN TERMINAL

SCALE: 1" = 60'

514101L

AREA/SPACE	SQ. FT.
514 101L	207

Amendment No. 9 to DOT-A-11-0006

DATE : NOVEMBER 2025

EXHIBIT: **K**



AIRPORTS

HOST INTERNATIONAL,
INC.

PROPANE TANK

514101L

LIHUE AIRPORT