



**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 26.0030**

February 12, 2026

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0003  
FOR THE OPERATION AND MANAGEMENT OF THE STATEWIDE  
IN-BOND (DUTY-FREE) CONCESSION  
INTERNATIONAL SHOPPES HNL PARTNERS, LLC  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-003: 001 (PORTION)

OAHU

REQUEST:

The State of Hawaii Department of Transportation (HDOT) proposes to issue a directly-negotiated Concession Agreement, for the operation and management of a Statewide In-Bond (Duty-Free) Concession, to International Shoppes HNL Partners, LLC.

APPLICANT/CONCESSIONAIRE:

International Shoppes HNL Partners, LLC, whose business address is 540 Rockaway Avenue, Valley Stream, New York 11581.

LEGAL REFERENCE:

Section 102-2, Hawaii Revised Statutes (HRS).

LOCATION AND TAX MAP KEY:

Daniel K. Inouye International Airport (HNL Airport), Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: 001 (Portion), as shown on the attached Exhibit A.

AREA:

1. In-Bond (Duty-Free) Sales at HNL Airport  
Building/Room No. 342-220F, containing an area of approximately 1,414 square feet,

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Building/Room No. 342-284A, containing an area of approximately 1,324 square feet,  
and

Building/Room No. 342-284B, containing an area of approximately 1,905 square feet,  
as shown and delineated on the attached Exhibit B.

Building/Room No. 342-281C, containing an area of approximately 1,127 square feet,  
as shown and delineated on the attached Exhibit C.

Building/Room No. 360-222, containing an area of approximately 775 square feet, as  
shown and delineated on the attached Exhibit D.

2. In-Bond (Duty-Free) Storage Space at HNL Airport

Building/Room No. 344-140A, containing an area of approximately 1,753 square feet,  
Building/Room No. 344-140C, containing an area of approximately 865 square feet, and  
Building/Room No. 344-140D, containing an area of approximately 2,540 square feet, as  
shown and delineated on the attached Exhibit E.

3. During the term of the Concession Agreement, HDOT may, at HDOT's sole discretion,  
require or permit the Concessionaire to add additional spaces at HNL Airport,  
Ellison Onizuka Kona International Airport at Keahole, Hilo International Airport,  
Kahului Airport, and Lihue Airport.

ZONING:

HNL Airport

State Land Use District: Urban

City and County of Honolulu: I-2 (Industrial)

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 by  
HDOT, for Airport purposes.

CHARACTER OF USE:

Operation and management of a Statewide In-Bond (Duty-Free) Concession.

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TERM:

Ten (10) years

COMMENCEMENT DATE:

April 1, 2026

ANNUAL CONCESSION FEE:

For each year of the Concession Agreement term, the annual concession fee shall be as follows:

Percentage Fee. Fifteen percent (15% of the Concessionaire's annual gross receipts generated from, related or attributable to, or connected with the sale of merchandise authorized, up to \$7 million dollars, and then twenty percent (20%) in excess of \$7 million dollars.

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 ____

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are covered by the Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State of Hawaii 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 best environmental management practice will address minimal impacts from this action.

REMARKS:

In accordance with Section 102-2, HRS, HDOT proposes to issue a directly-negotiated Concession Agreement to International Shoppes HNL Partners, LLC for the operation and management of the Statewide In-Bond (Duty-Free) Concession.

International Shoppes HNL Partners, LLC will be required to provide high quality In-Bond (Duty-Free) offerings and services to international travelers.

HDOT recognizes International Shoppes HNL Partners, LLC's investment and commitment to the State of Hawaii, and believes that the issuance of the Statewide In-Bond (Duty-Free) Concession Agreement to International Shoppes HNL Partners, LLC is in the best interest of the State.

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RECOMMENDATION:

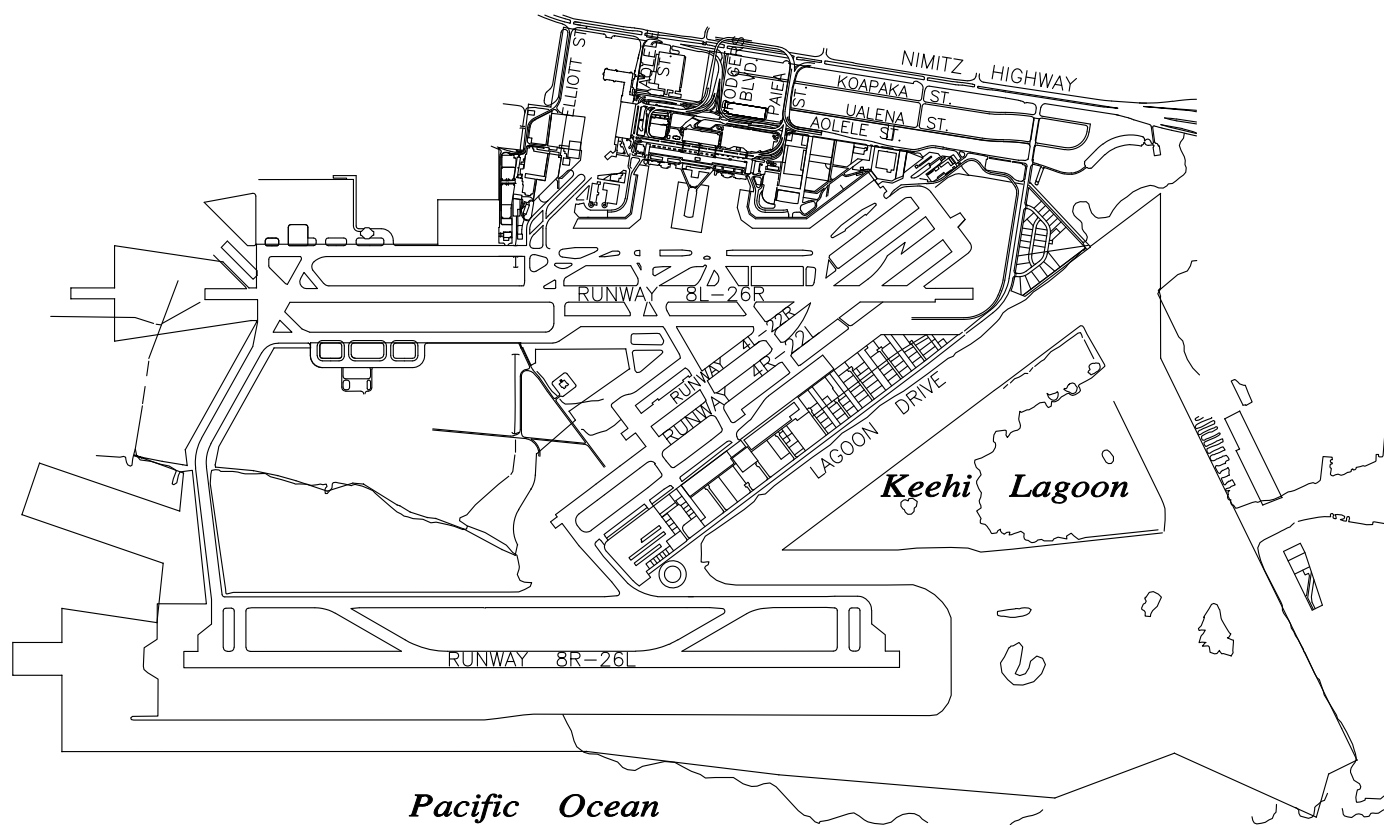
That the Director of Transportation (DIR) authorizes HDOT to issue a directly-negotiated Concession Agreement relating to the operation and management of the In-Bond (Duty-Free) Concession to International Shoppes HNL Partners, LLC at the Airports Statewide, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such additional terms and conditions as may be prescribed by the DIR to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the Concession Agreement form and content.

Respectfully submitted,



CURT T. OTAGURO  
Deputy Director of Transportation for Airports

Attachments



DOT-A-26-0003

DATE : JANUARY 2026

EXHIBIT: **A**

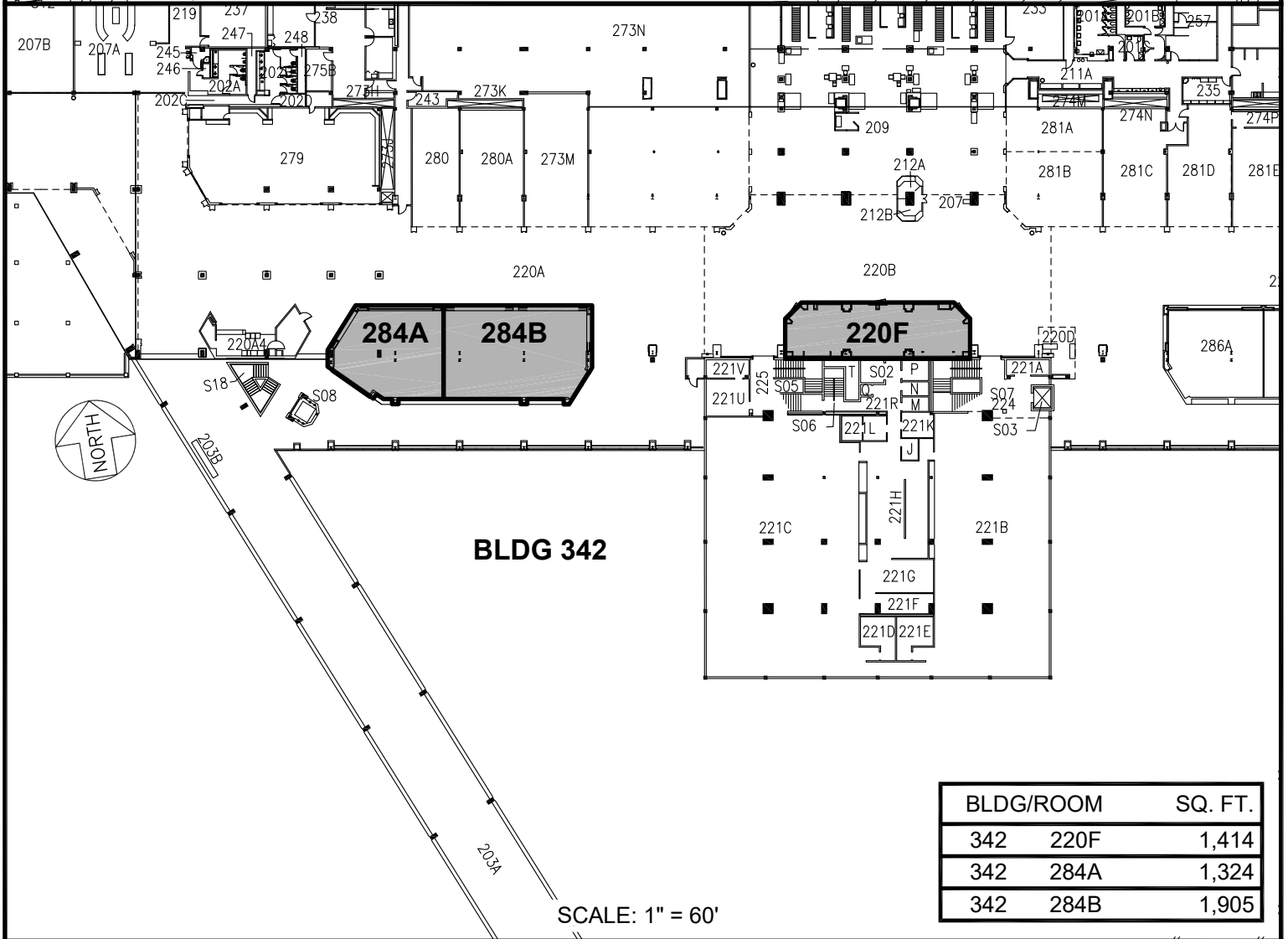
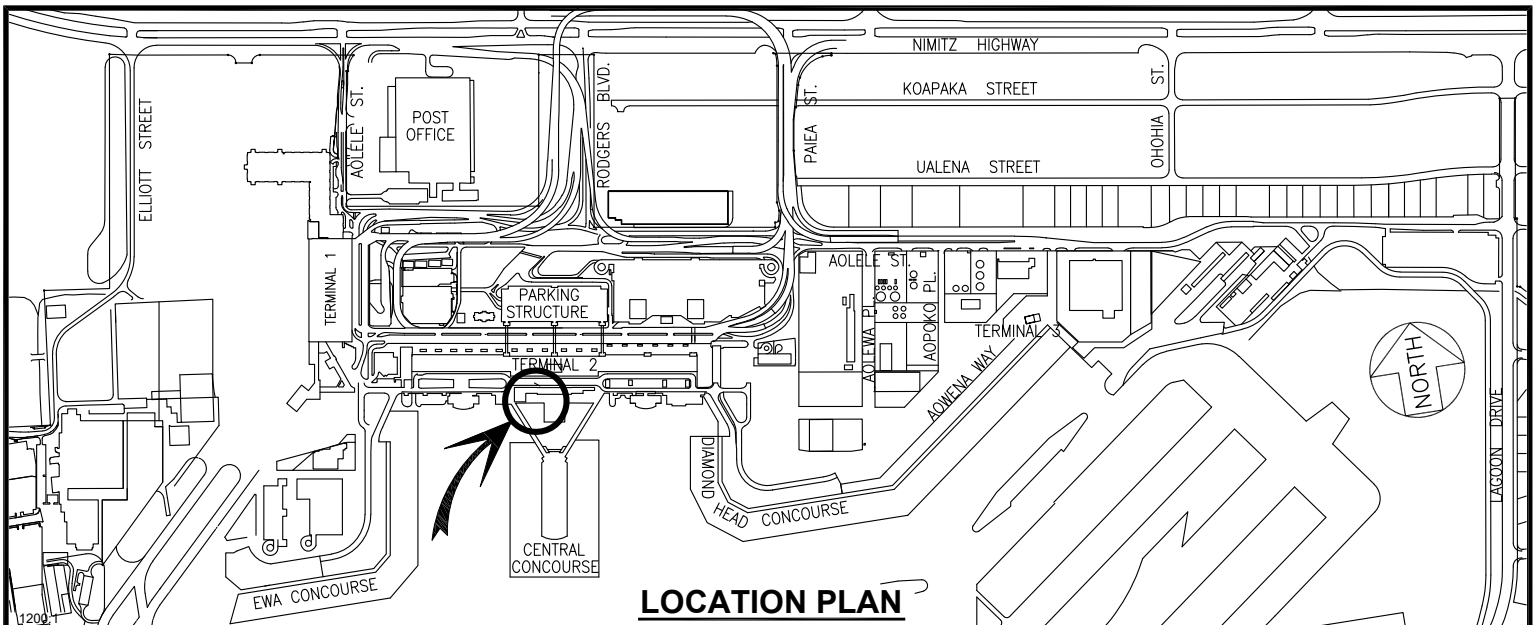


**AIRPORTS**

**INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC**

**"AIRPORT"**

**DANIEL K. INOUE INTERNATIONAL AIRPORT**



BLDG/ROOM	SQ. FT.
342 220F	1,414
342 284A	1,324
342 284B	1,905

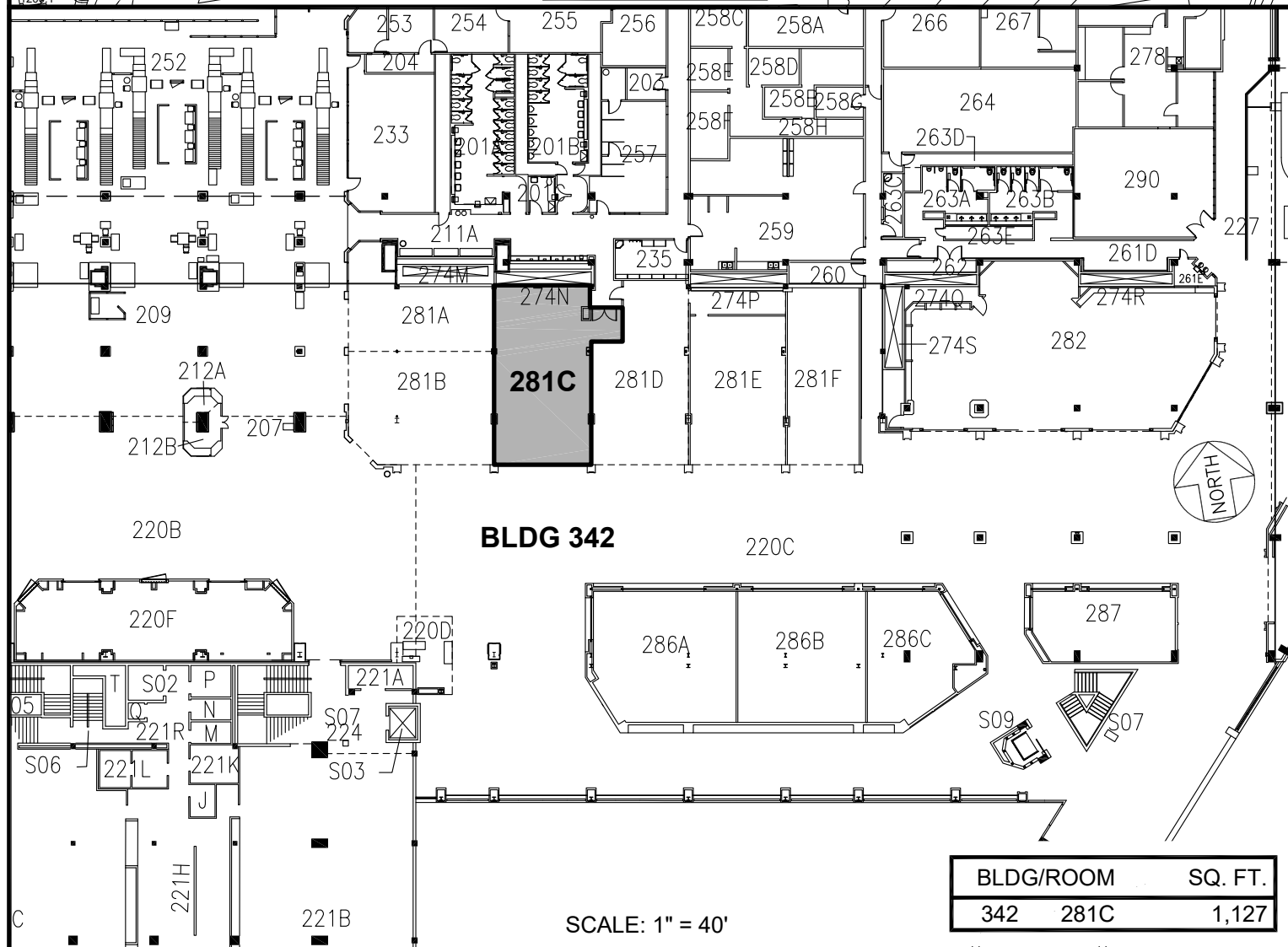
DOT-A-26-0003
 DATE : JANUARY 2026
 EXHIBIT: **B**

**AIRPORTS**

**INTERNATIONAL SHOPPES**  
**HNL PARTNERS, LLC**

**BUILDING 342**  
**WAITING LOBBY**  
**SECOND LEVEL**

**342220F**  
**342284A**  
**342284B**



DOT-A-26-0003

DATE : JANUARY 2026

EXHIBIT: C



## AIRPORTS

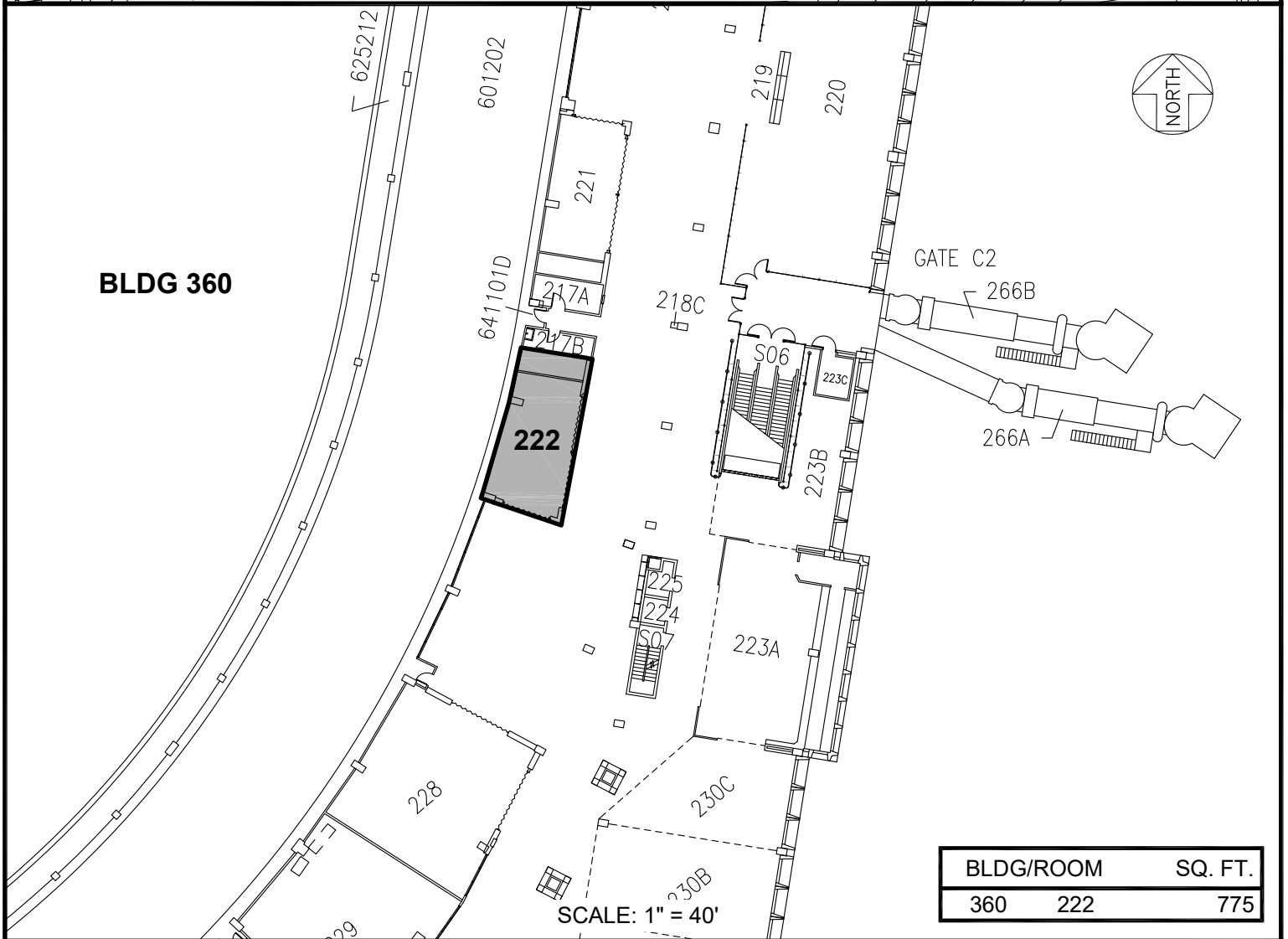
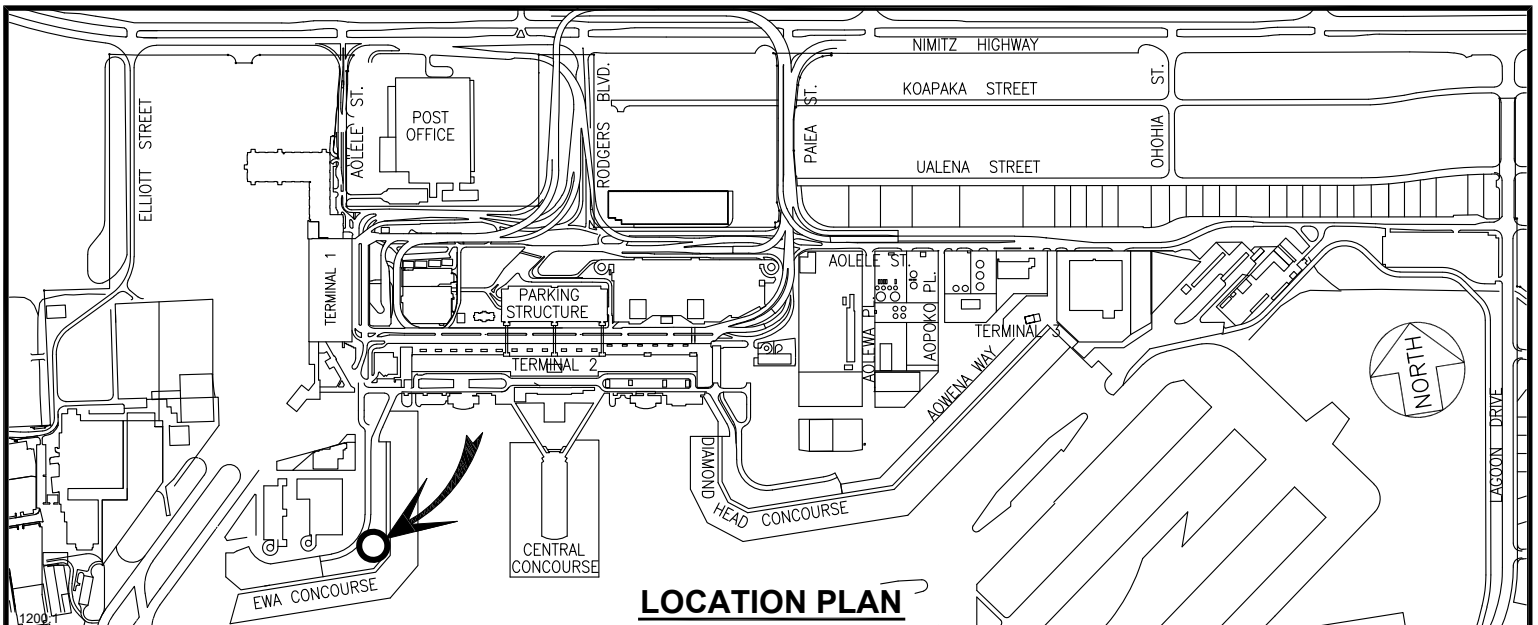
INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 342  
WAITING LOBBY  
SECOND LEVEL

342281C

DANIEL K. INOUE INTERNATIONAL AIRPORT

\\HQAIRPORTS\HNI-HONOLULU\CAD\PM\HNI-342281C-01.DWG



DOT-A-26-0003

DATE : JANUARY 2026

EXHIBIT: **D**



AIRPORTS

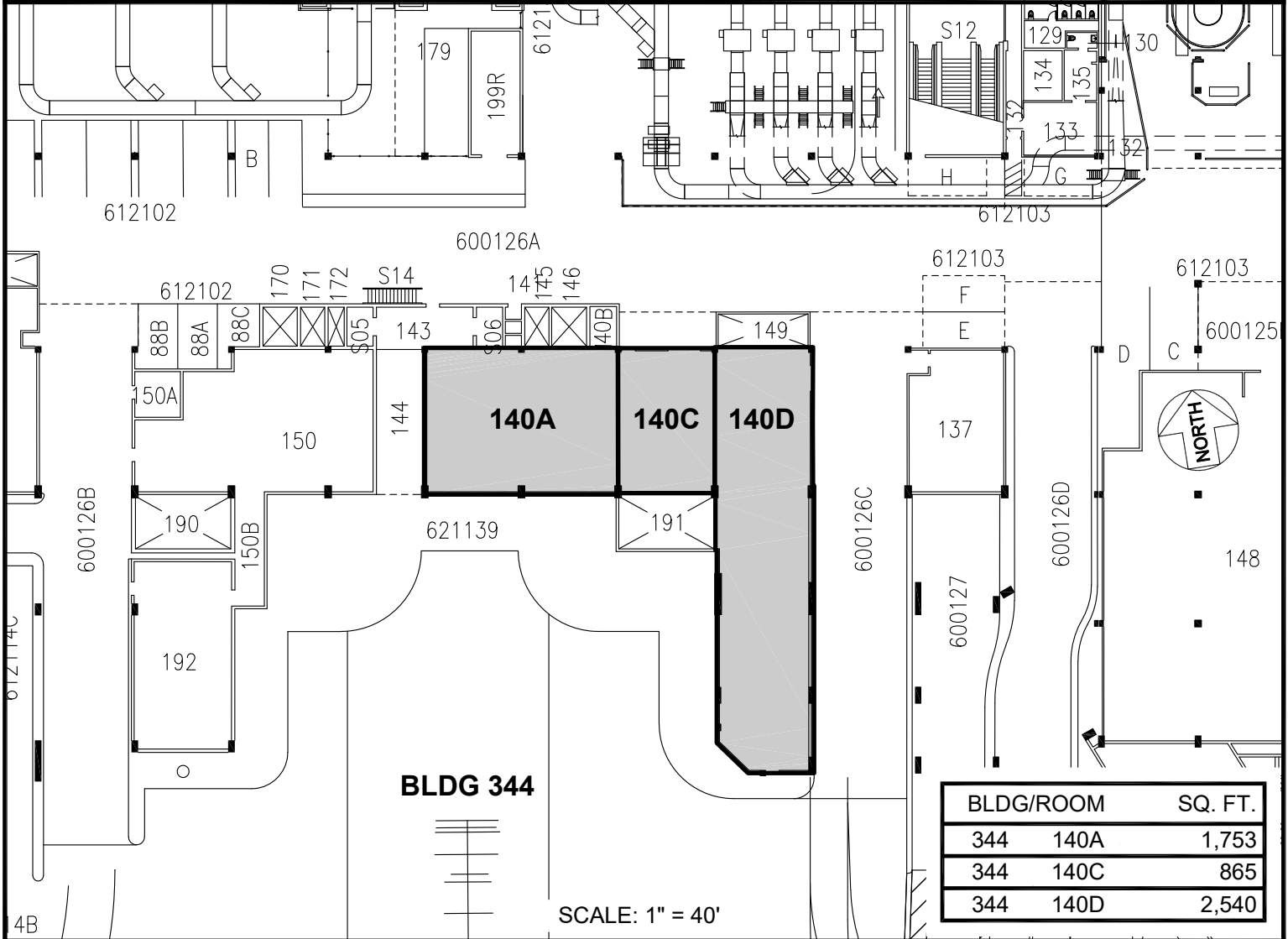
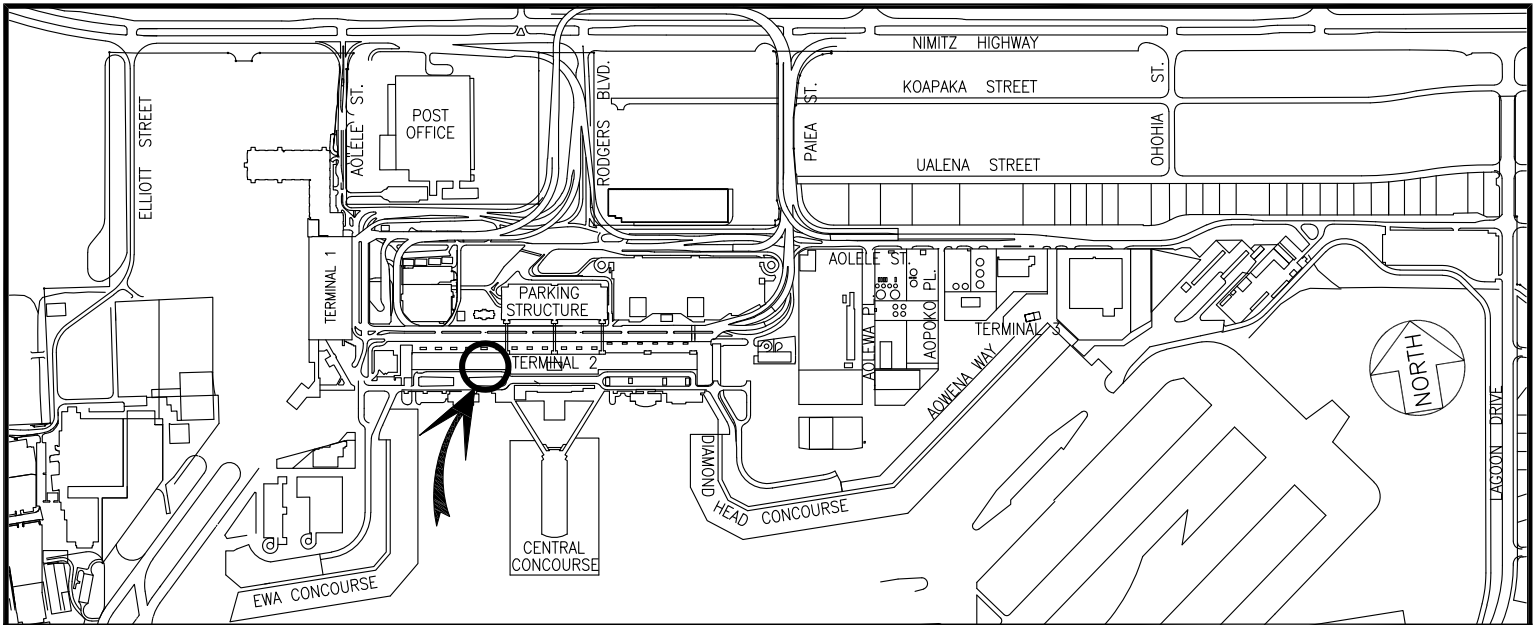
INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 360  
EWA CONCOURSE  
SECOND LEVEL

360222

DANIEL K. INOUE INTERNATIONAL AIRPORT





DOT-A-26-0003

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EXHIBIT: **E**



**AIRPORTS**

**INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC**

**BUILDING 344  
EWA DOMESTIC EXTN.  
GROUND LEVEL**

**344140A  
344140C  
344140D**

**DANIEL K. INOUE INTERNATIONAL AIRPORT**

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