

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hopa Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 26.0029

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

February 12, 2026

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR  
THE OPERATION AND MANAGEMENT OF THE RETAIL CONCESSION  
INTERNATIONAL SHOPPES HNL PARTNERS, LLC  
DANIEL K. INOUYE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-003: 001 (PORTION)

OAHU

REQUEST:

The State of Hawaii Department of Transportation (HDOT) proposes to directly negotiate a Concession Agreement, for the operation and management of a retail concession, at Daniel K. Inouye International Airport (Airport), as shown on the attached Exhibit A.

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:

Various portions within Terminal 1 and Terminal 2 of the Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: 001 (Portion).

AREA:

1. Retail (Sales) Space
  - a. Terminal 1, Second Level, Building 310
    - (1) Building/Room No. 310-203A, containing an area of approximately 677 square feet; and

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR THE OPERATION AND MANAGEMENT OF THE RETAIL CONCESSION, INTERNATIONAL SHOPPES HNL PARTNERS, LLC

Page 2

- (2) Building/Room No. 310-205K, containing an area of approximately 128 square feet, as shown and delineated on the attached Exhibit B.
- b. Mauka Extension, Second Level, Building 305
  - (1) Building/Room No. 305-220, containing an area of approximately 4,083 square feet; and
  - (2) Building/Room No. 305-235, containing an area of approximately 615 square feet, as shown and delineated on the attached Exhibit C.
- c. Terminal 2, Diamond Head Domestic Extension, Second Level, Building 341
  - (1) Building/Room No. 341-245, containing an area of approximately 277 square feet;
  - (2) Building/Room No. 341-255A, containing an area of approximately 1,136 square feet;
  - (3) Building/Room No. 341-255B, containing an area of approximately 1,056 square feet;
  - (4) Building/Room No. 341-255C, containing an area of approximately 1,071 square feet;
  - (5) Building/Room No. 341-255D, containing an area of approximately 1,054 square feet; and
  - (6) Building/Room No. 341-255E, containing an area of approximately 1,808 square feet, as shown and delineated on the attached Exhibit D.
- d. Terminal 2, Waiting Lobby, Second Level, Building 342
  - (1) Building/Room No. 342-273M, containing an area of approximately 1,201 square feet;
  - (2) Building/Room No. 342-273N, containing an area of approximately 10,311 square feet;
  - (3) Building/Room No. 342-279, containing an area of approximately 2,635 square feet; and
  - (4) Building/Room No. 342-280, containing an area of approximately 806 square feet, as shown and delineated on the attached Exhibit E-1;
  - (5) Building/Room No. 342-281A, containing an area of approximately 694 square feet;
  - (6) Building/Room No. 342-281B, containing an area of approximately 982 square feet;
  - (7) Building/Room No. 342-281D, containing an area of approximately 980 square feet;
  - (8) Building/Room No. 342-281E, containing an area of approximately 1,061 square feet;
  - (9) Building/Room No. 342-282, containing an area of approximately 2,919 square feet;
  - (10) Building/Room No. 342-286A, containing an area of approximately 1,276 square feet;

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR THE OPERATION AND MANAGEMENT OF THE RETAIL CONCESSION, INTERNATIONAL SHOPPES HNL PARTNERS, LLC

Page 3

- (11) Building/Room No. 342-286B, containing an area of approximately 1,120 square feet; and
- (12) Building/Room No. 342-286C, containing an area of approximately 845 square feet, as shown and delineated on the attached Exhibit E-2.

e. Ewa Domestic Extension, Second Level, Building 344

- (1) Building/Room No. 344-245, containing an area of approximately 6,237 square feet, as shown and delineated on the attached Exhibit F.

f. Central Concourse, Second Level, Building 350

- (1) Building/Room No. 350-217, containing an area of approximately 547 square feet;
- (2) Building/Room No. 350-218A, containing an area of approximately 931 square feet;
- (3) Building/Room No. 350-247, containing an area of approximately 352 square feet;
- (4) Building/Room No. 350-248, containing an area of approximately 541 square feet; and
- (5) Building/Room No. 350-249A, containing an area of approximately 560 square feet, as shown and delineated on the attached Exhibit G.

g. Ewa Concourse, Second Level, Building 360

- (1) Building/Room No. 360-202, containing an area of approximately 745 square feet; and
- (2) Building/Room No. 360-203, containing an area of approximately 611 square feet, as shown and delineated on the attached Exhibit H-1;
- (3) Building/Room No. 360-221, containing an area of approximately 738 square feet; and
- (4) Building/Room No. 360-228, containing an area of approximately 1,622 square feet, as shown and delineated on the attached Exhibit H-2.

h. Diamond Head Concourse, Second Level, Building 373

- (1) Building/Room No. 373-242, containing an area of approximately 3,745 square feet, as shown and delineated on the attached Exhibit I.

2. Retail Storage Space (Non-Sales)

a. Waiting Lobby, Second Level, Building 342

- (1) Building/Room No. 342-259, containing an area of approximately 1,351 square feet; and
- (2) Building/Room No. 342-281F, containing an area of approximately 821 square feet, as shown and delineated on the attached Exhibit J.

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR THE OPERATION AND MANAGEMENT OF THE RETAIL CONCESSION, INTERNATIONAL SHOPPES HNL PARTNERS, LLC

Page 4

b. Ewa Concourse, Second Level, Building 360

(1) Building/Room No. 360-207, containing an area of approximately 1,944 square feet, as shown and delineated on the attached Exhibit K.

ZONING:

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

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 retail concession at the Airport.

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:

1. Year 1 of the Concession Term:

a. 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 \$55 million dollars and then twenty percent (20%) in excess of \$55 million dollars.

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR THE OPERATION AND MANAGEMENT OF THE RETAIL CONCESSION, INTERNATIONAL SHOPPES HNL PARTNERS, LLC

Page 5

2. Years 2 through 10 of the Concession Term:

The annual concession fee for years 2 through 10 shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed (MAG) fee for Years 2 through 10 of the Concession Agreement Term, shall be 85% of the Annual Concession Fee (the greater of the percentage fee or MAG) received by HDOT for the preceding year; or
- b. 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 \$55 million dollars and then twenty percent (20%) in excess of \$55 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 retail concession at the Airport.

HDOT recognizes International Shoppes HNL Partners, LLC's investment and commitment to the State of Hawaii, and believes that the issuance of the Retail Concession Agreement to International Shoppes HNL Partners, LLC is in the best interest of the State.

ISSUANCE OF CONCESSION AGREEMENT NO. DOT-A-26-0004 FOR THE OPERATION  
AND MANAGEMENT OF THE RETAIL CONCESSION, INTERNATIONAL SHOPPES HNL  
PARTNERS, LLC

Page 6

**RECOMMENDATION:**

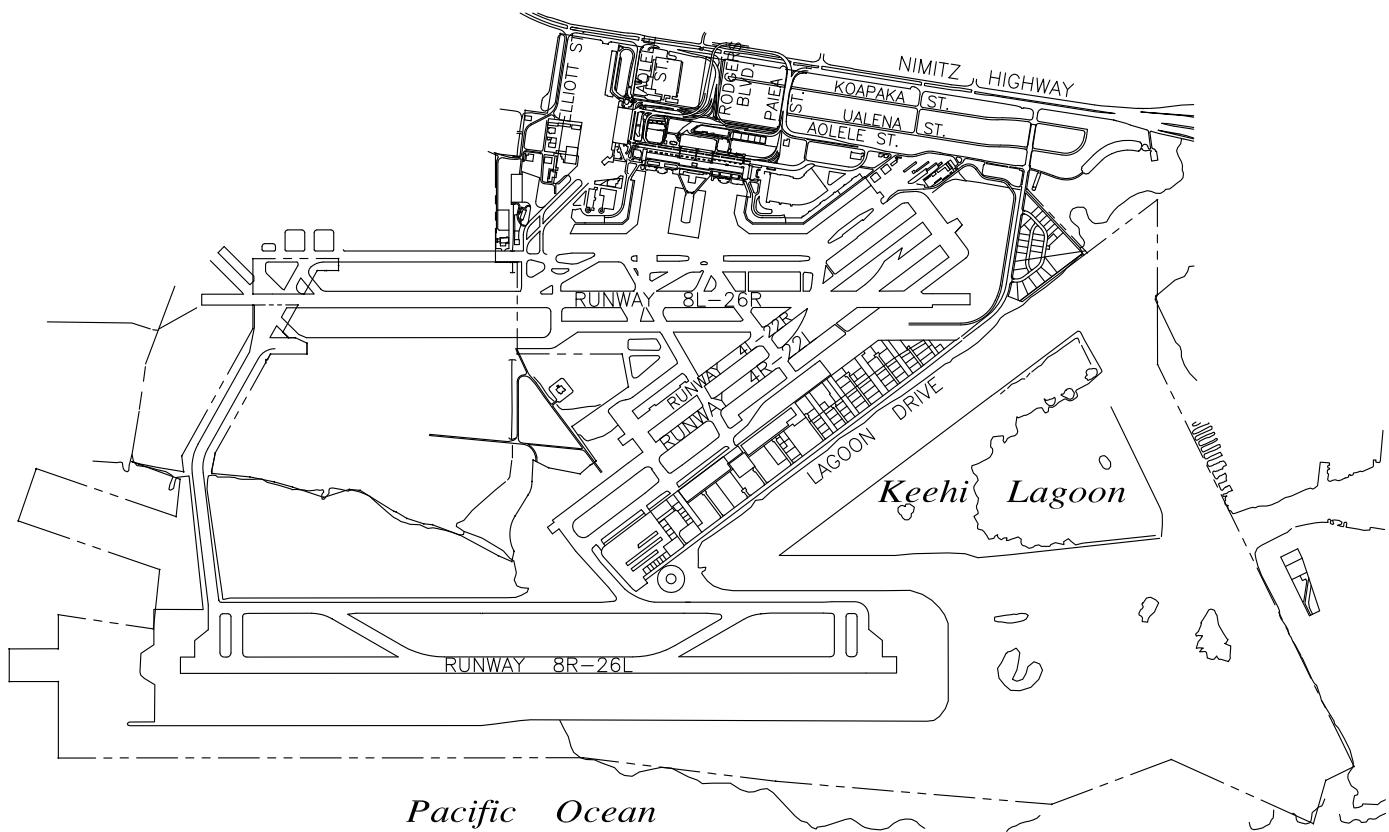
That the Director of Transportation (DIR) authorizes HDOT to issue a directly-negotiated Concession Agreement relating to the operation and management of the retail concession to International Shoppes HNL Partners, LLC at the Airport, subject to: (1) terms and conditions herein outlined, which are by 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-26-0004

DATE : January 2026

EXHIBIT: A

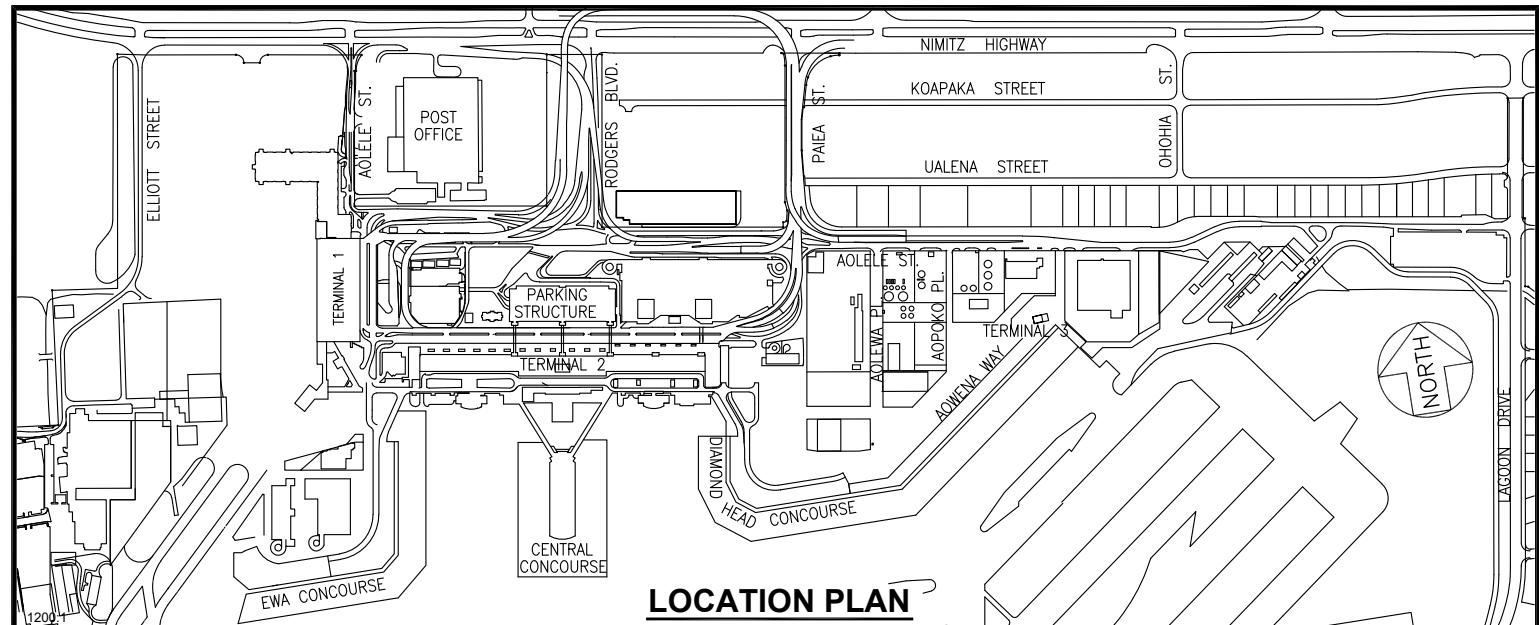


Airports

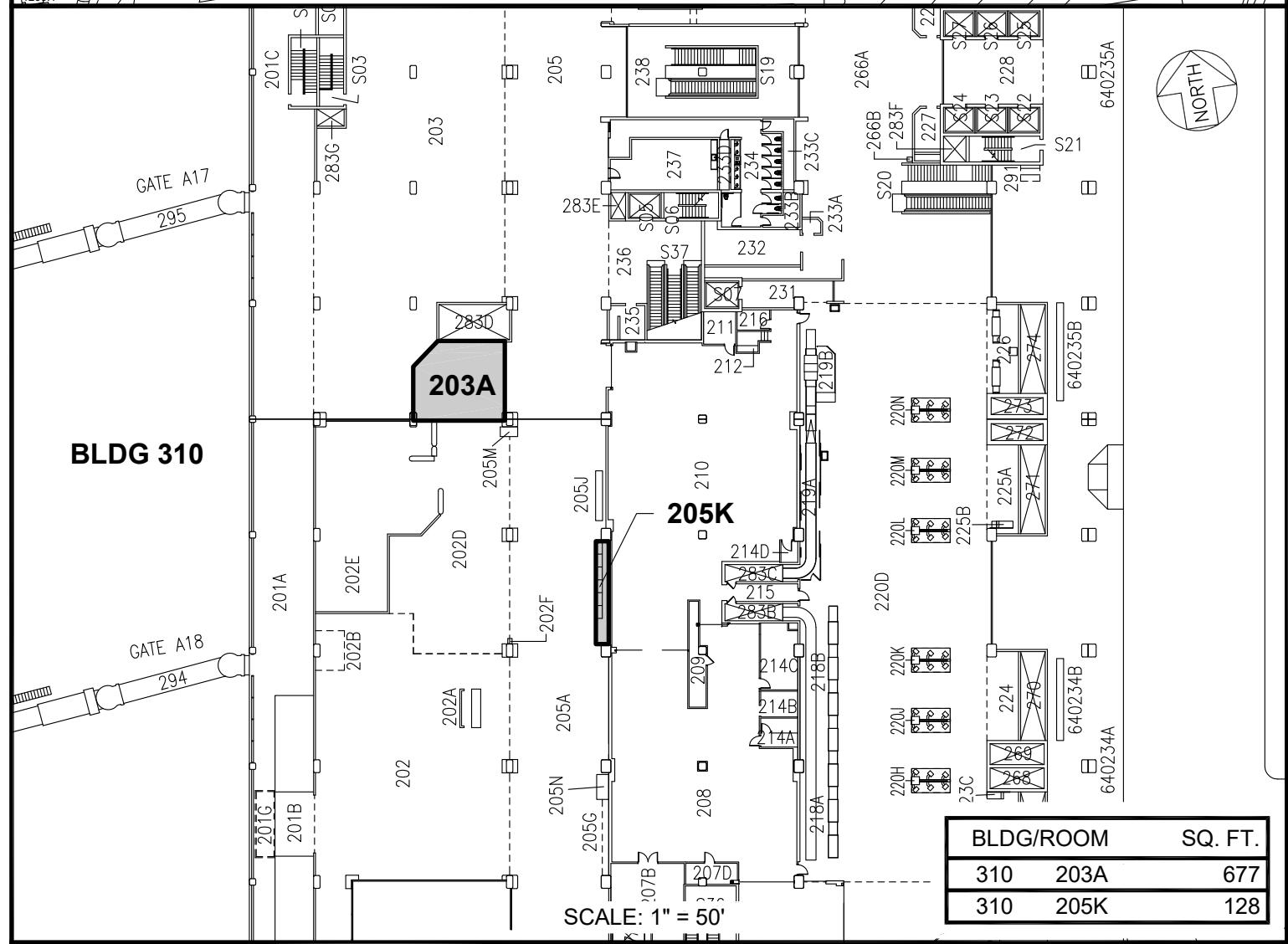
INTERNATIONAL  
SHOPPES HNL  
PARTNERS, LLC

"AIRPORT"

PLAT 01



## **LOCATION PLAN**



BLDG/ROOM	SQ. FT.
310 203A	677
310 205K	128

SCALE: 1" = 50'

DOT-A-26-0004

DATE : JANUARY 2026

**EXHIBIT: B**

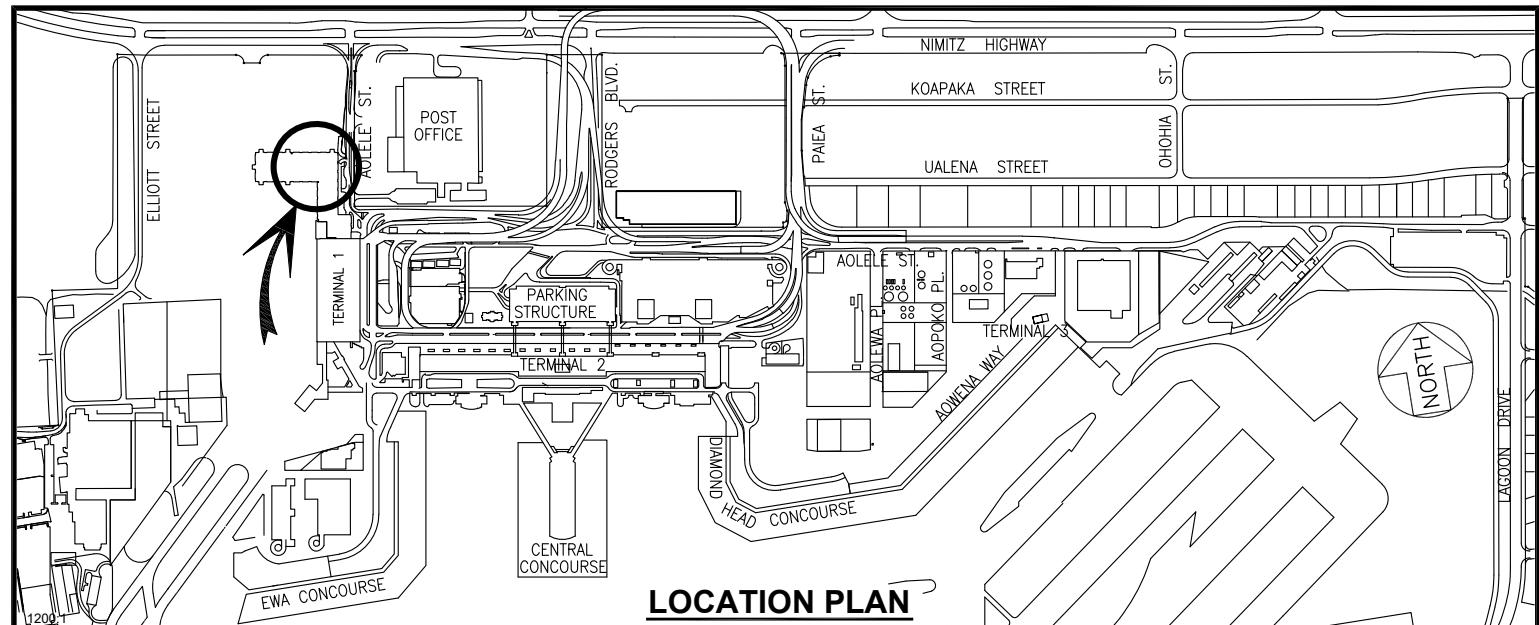


## AIRPORTS

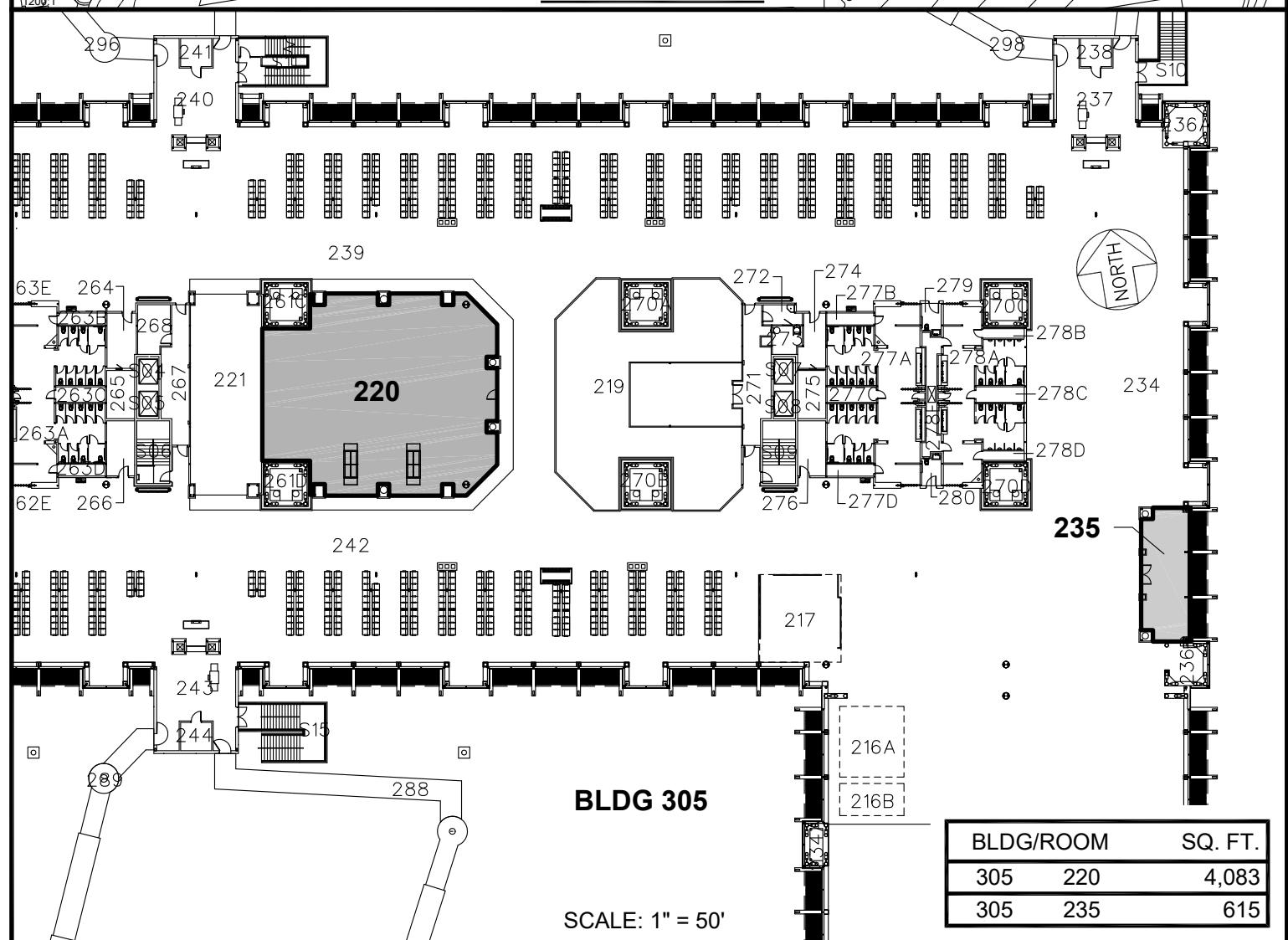
## INTERNATIONAL SHOPPES HNL PARTNERS, LLC

BUILDING 310  
TERMINAL 1  
SECOND LEVEL

310203A  
310205K



## LOCATION PLAN



BLDG/ROOM	SQ. FT.
305	220
305	235

SCALE: 1" = 50'

DOT-A-26-0004

DATE : JANUARY 2026

**EXHIBIT: C**

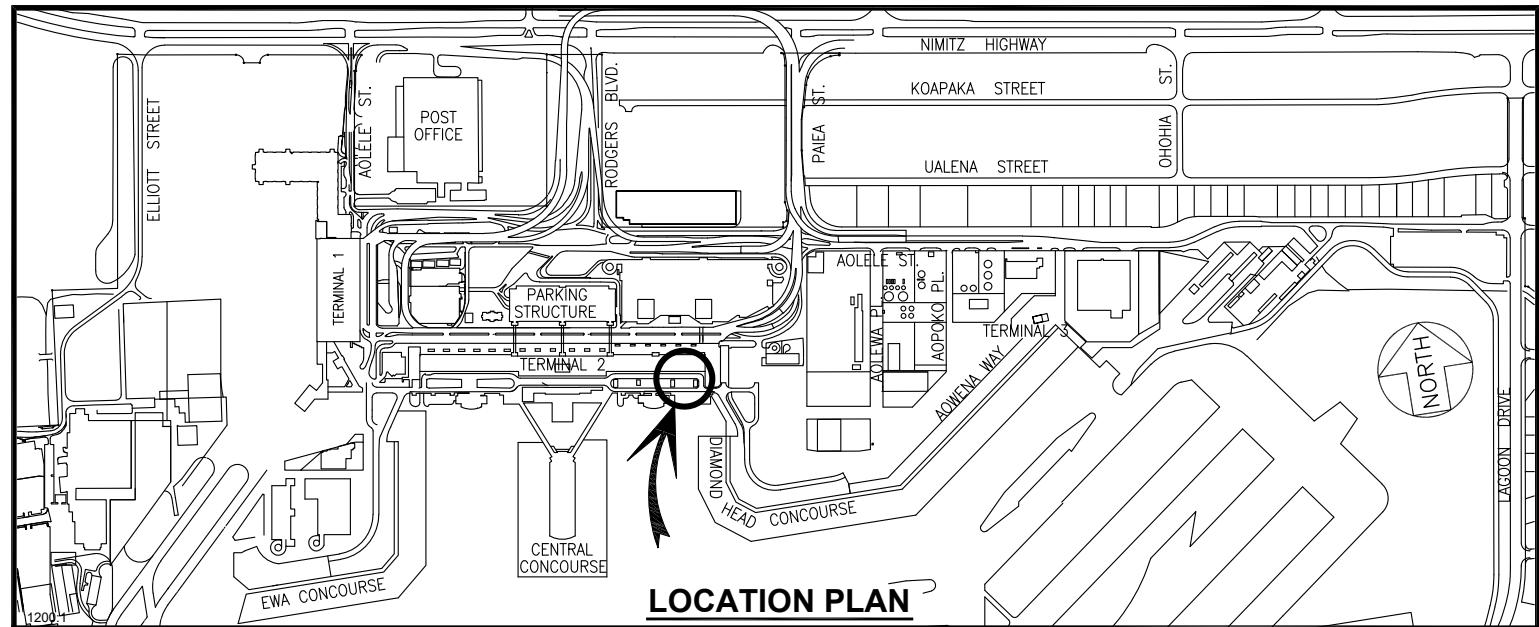


## AIRPORTS

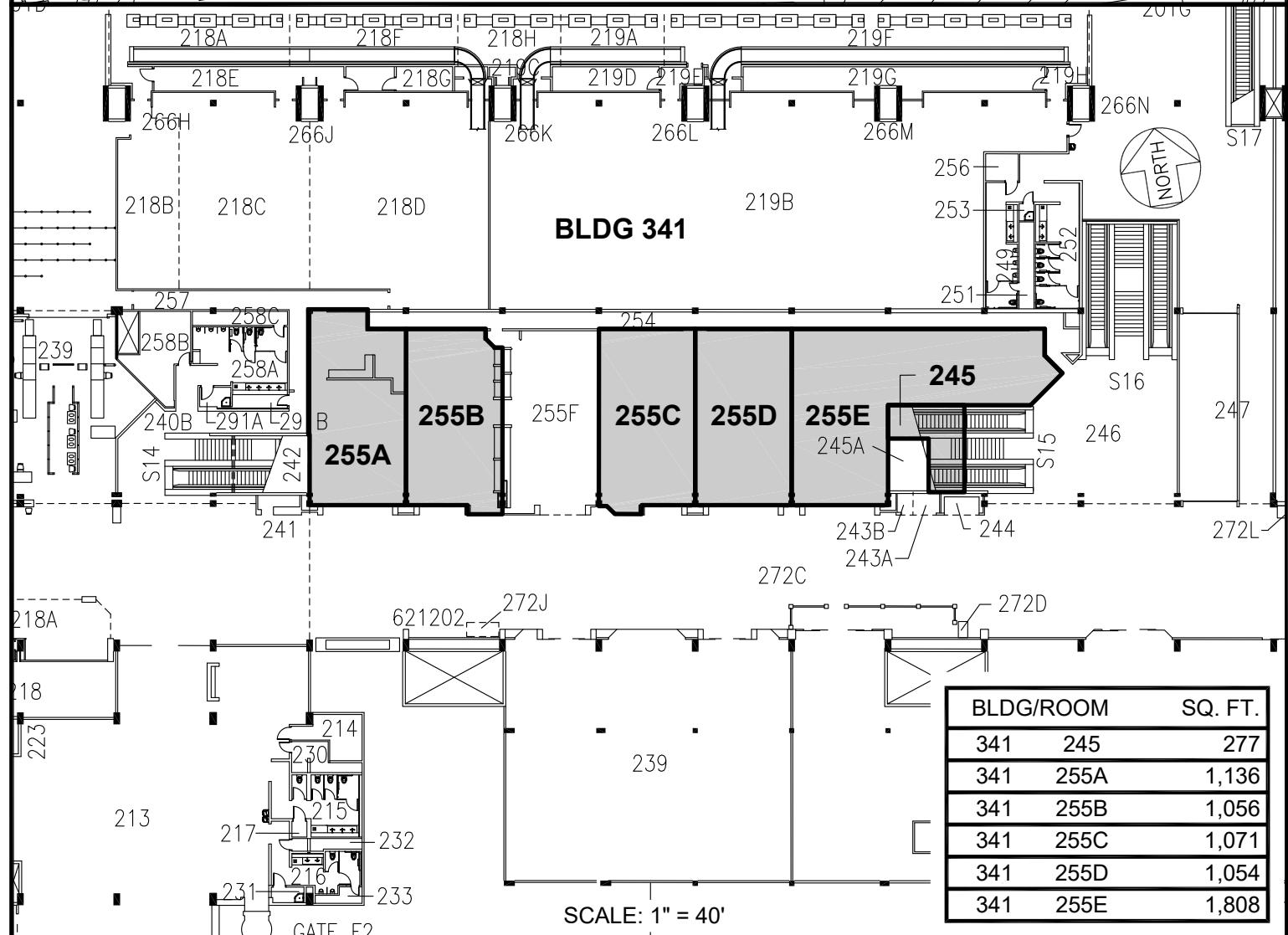
## INTERNATIONAL SHOPPES HNL PARTNERS, LLC

**BUILDING 305  
MAUKA EXTENSION  
SECOND LEVEL**

305220  
305235



# LOCATION PLAN



BLDG/ROOM	SQ. FT.
341 245	277
341 255A	1,136
341 255B	1,056
341 255C	1,071
341 255D	1,054
341 255E	1,808

SCALE: 1" = 40'

DOT-A-26-0004

DATE : JANUARY 2026

**EXHIBIT: D**

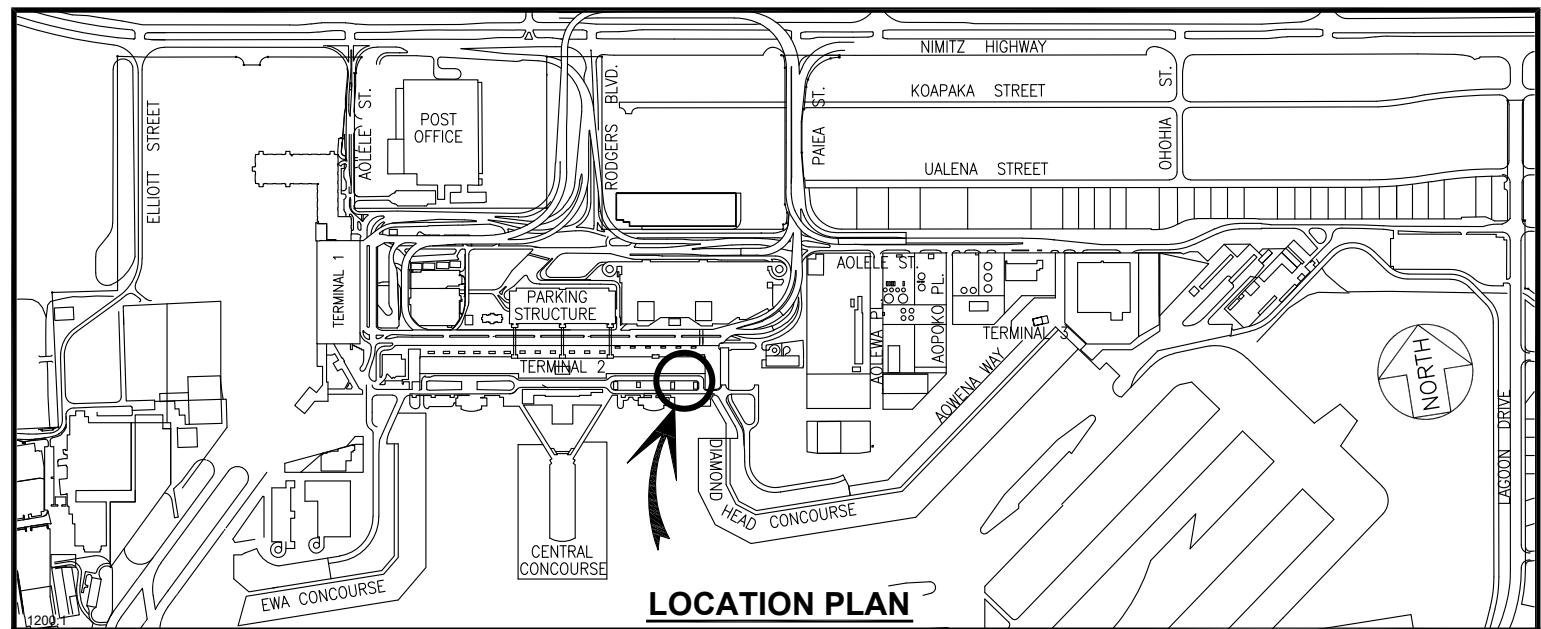


## AIRPORTS

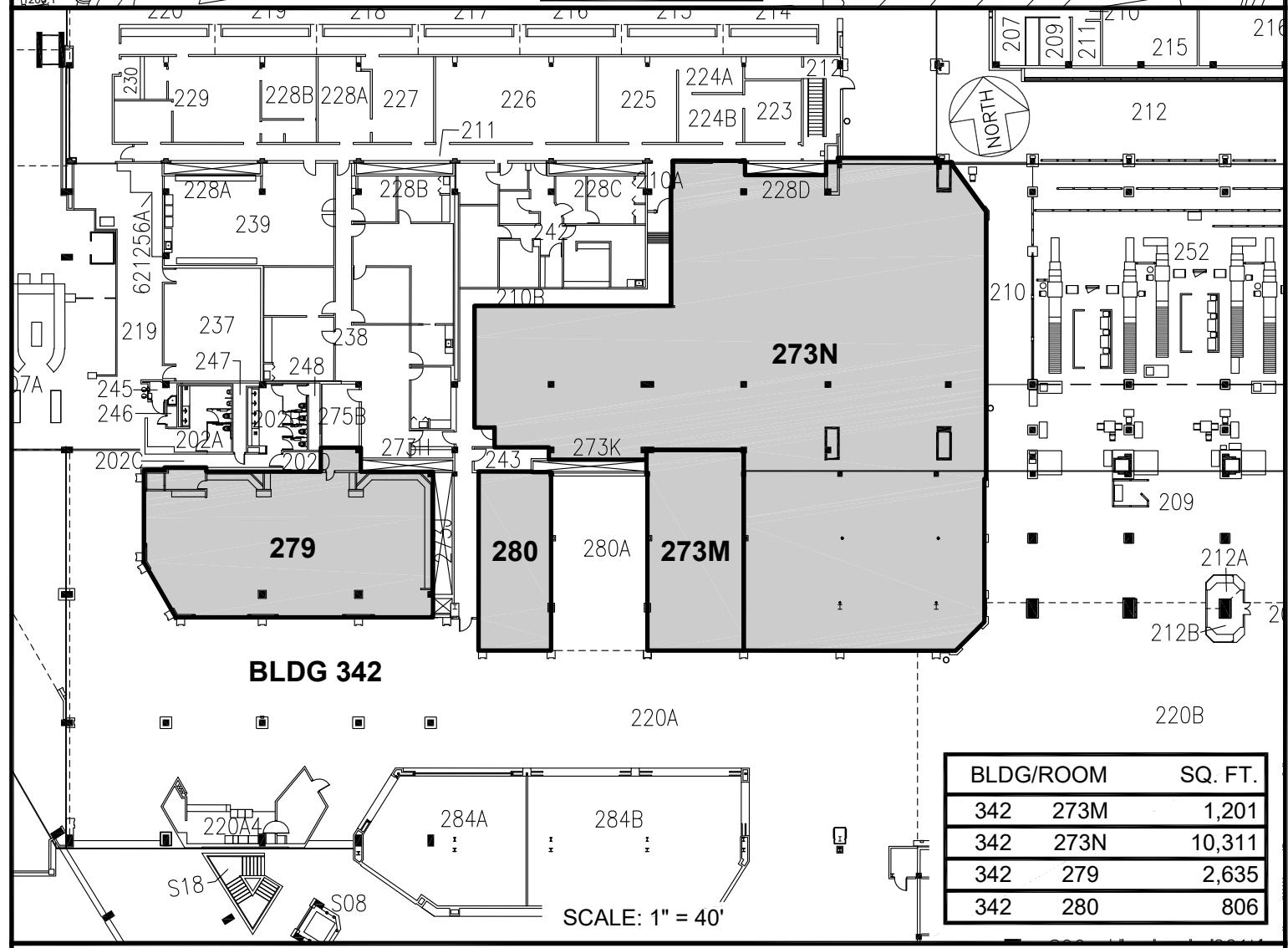
## INTERNATIONAL SHOPPES HNL PARTNERS, LLC

BUILDING 341  
D.H. DOMESTIC EXTN.  
SECOND LEVEL

341245  
341255A-E



LOCATION PLAN



DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **E-1**

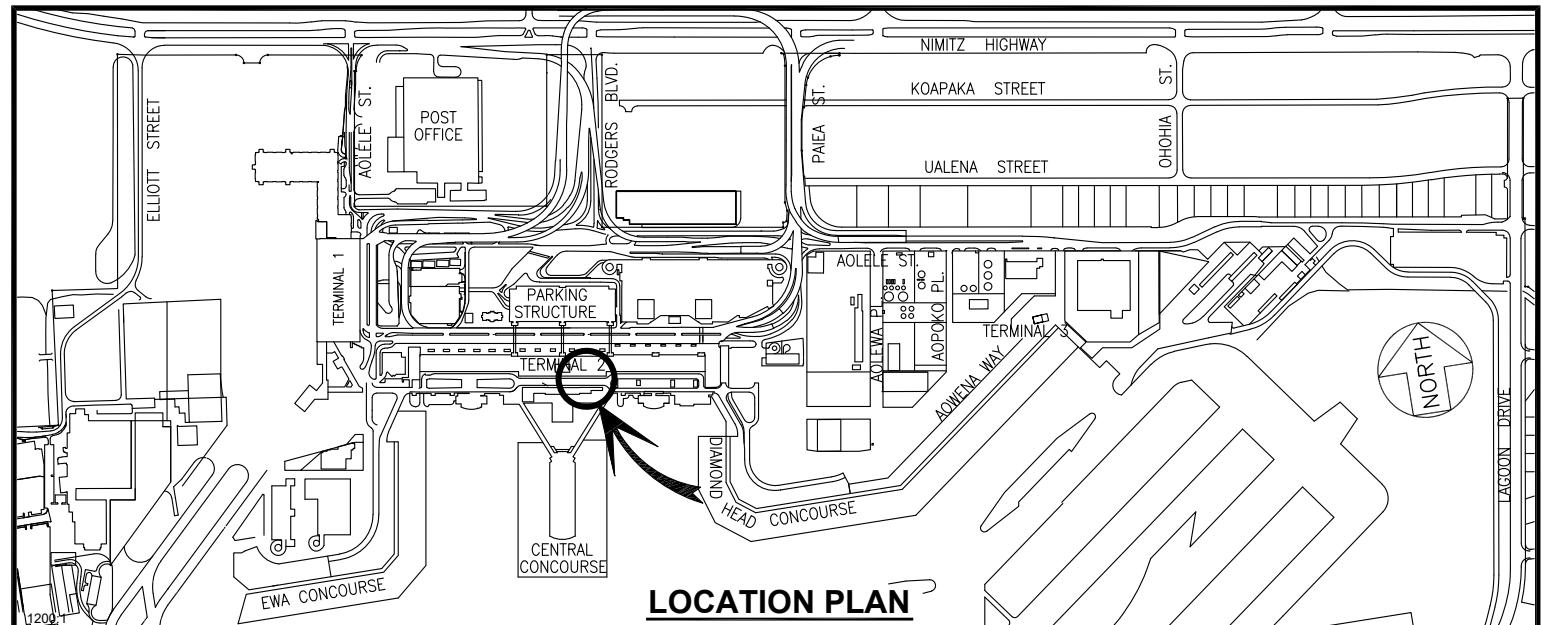


AIRPORTS

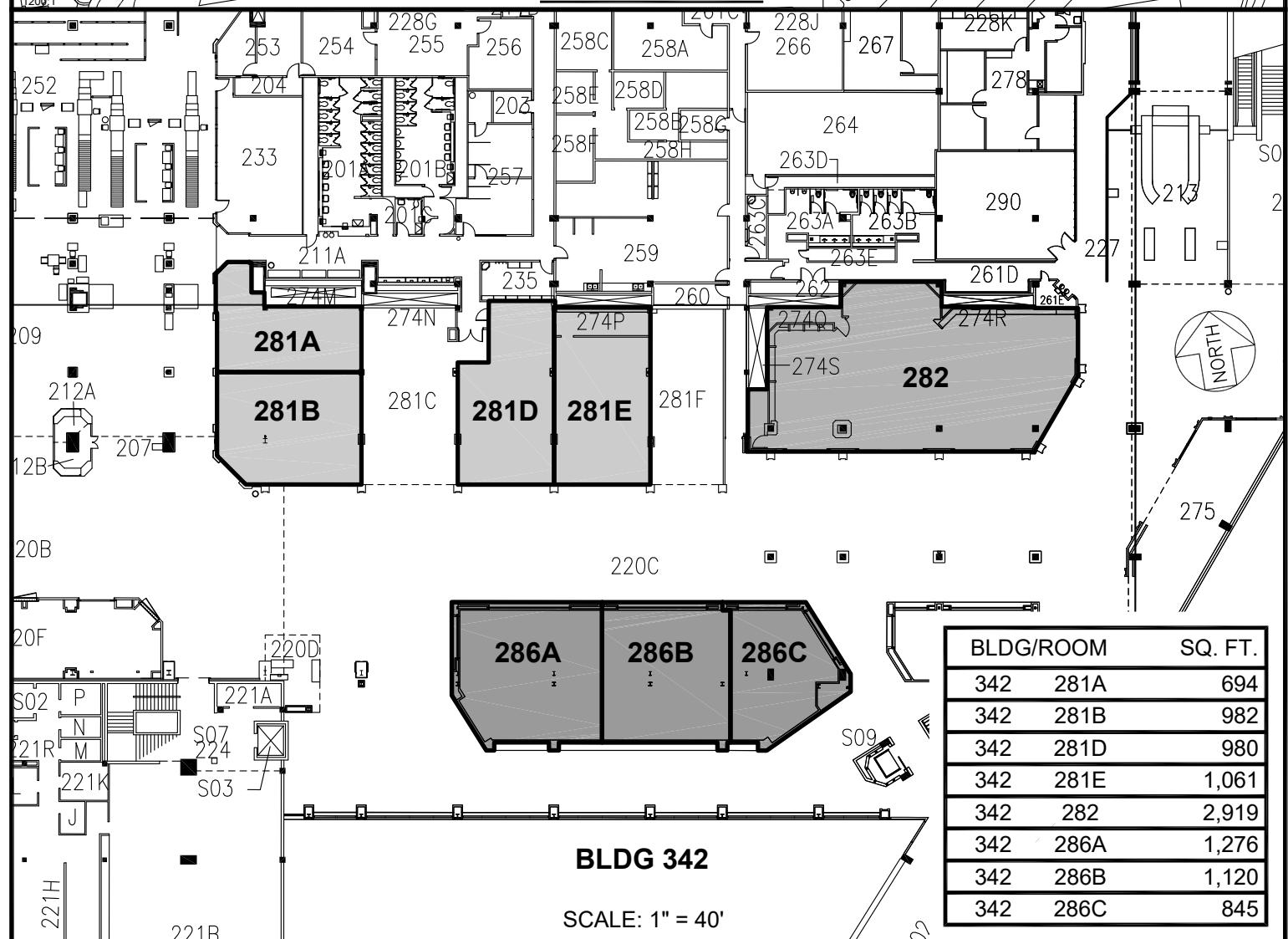
INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 342  
WAITING LOBBY  
SECOND LEVEL

342273M-N  
342279  
342280



## LOCATION PLAN



BLDG/ROOM	SQ. FT.
342 281A	694
342 281B	982
342 281D	980
342 281E	1,061
342 282	2,919
342 286A	1,276
342 286B	1,120
342 286C	845

SCALE: 1" = 40'

DOT-A-26-0004

DATE : JANUARY 2026

**EXHIBIT: E-2**

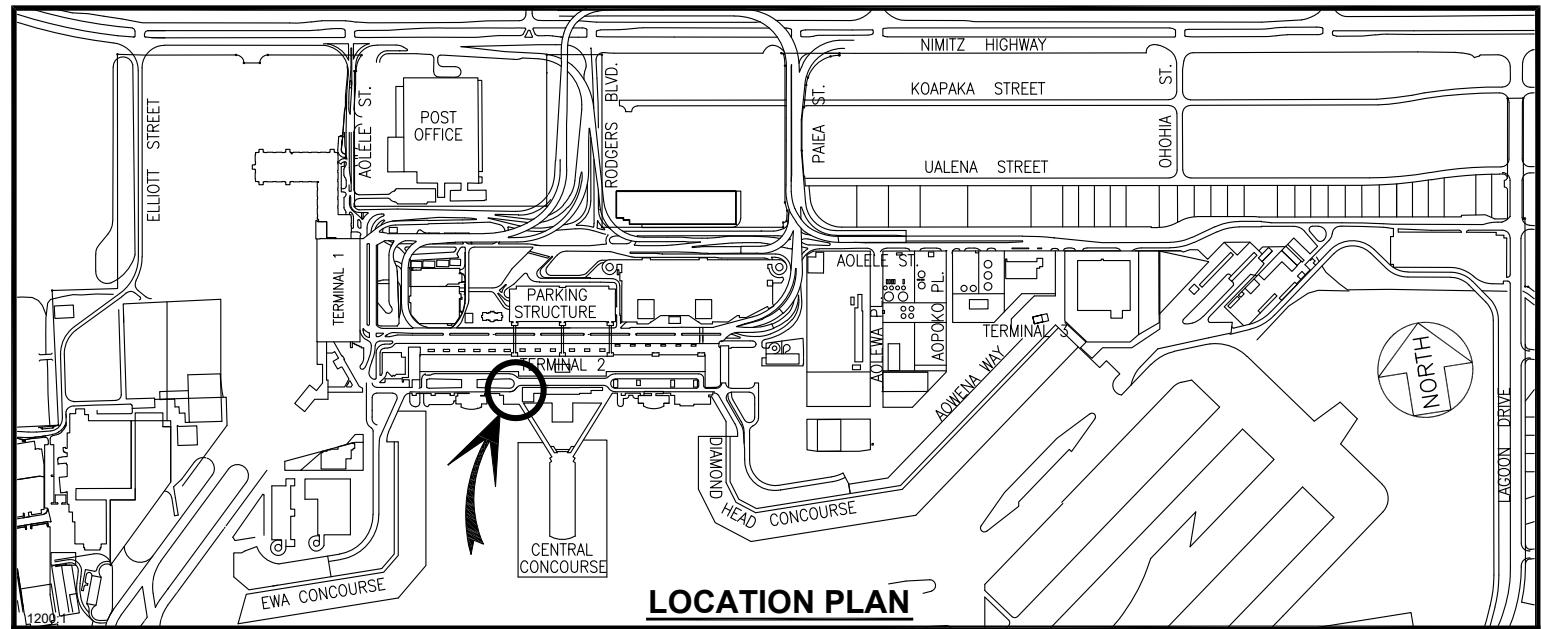


## AIRPORTS

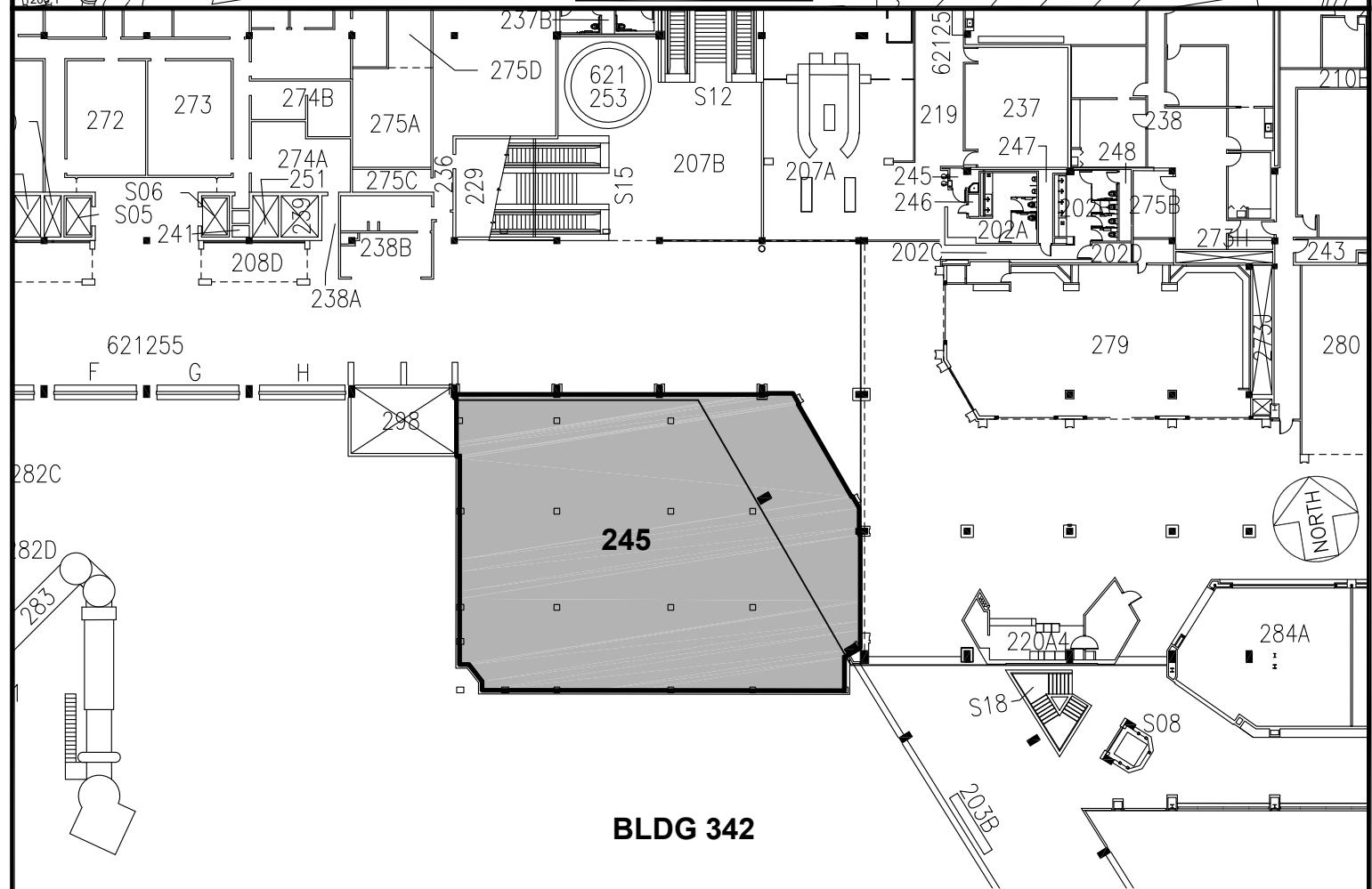
## INTERNATIONAL SHOPPES HNL PARTNERS, LLC

BUILDING 342  
WAITING LOBBY  
SECOND LEVEL

342-281A-B  
342281D-E  
342282  
342286A-C



**LOCATION PLAN**



**BLDG 342**

BLDG/ROOM	SQ. FT.	
344	245	6,237

SCALE: 1" = 40'

DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **F**



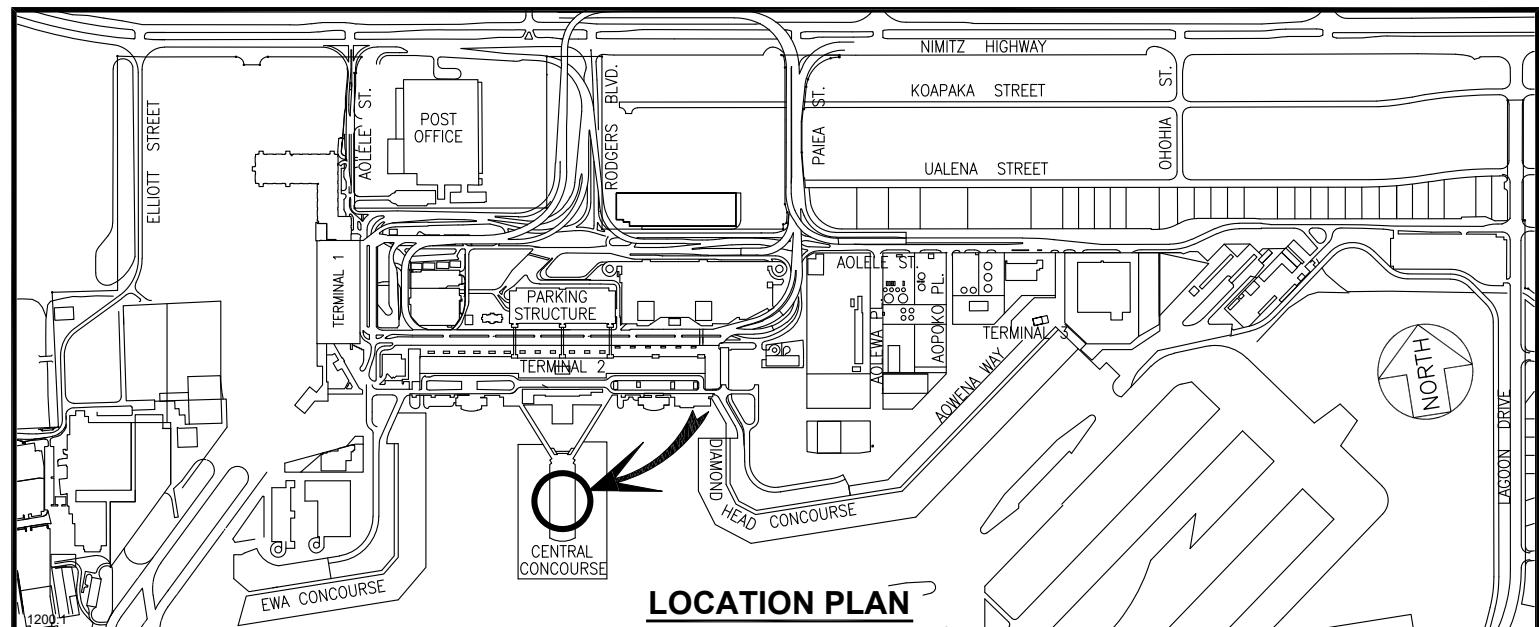
AIRPORTS

INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

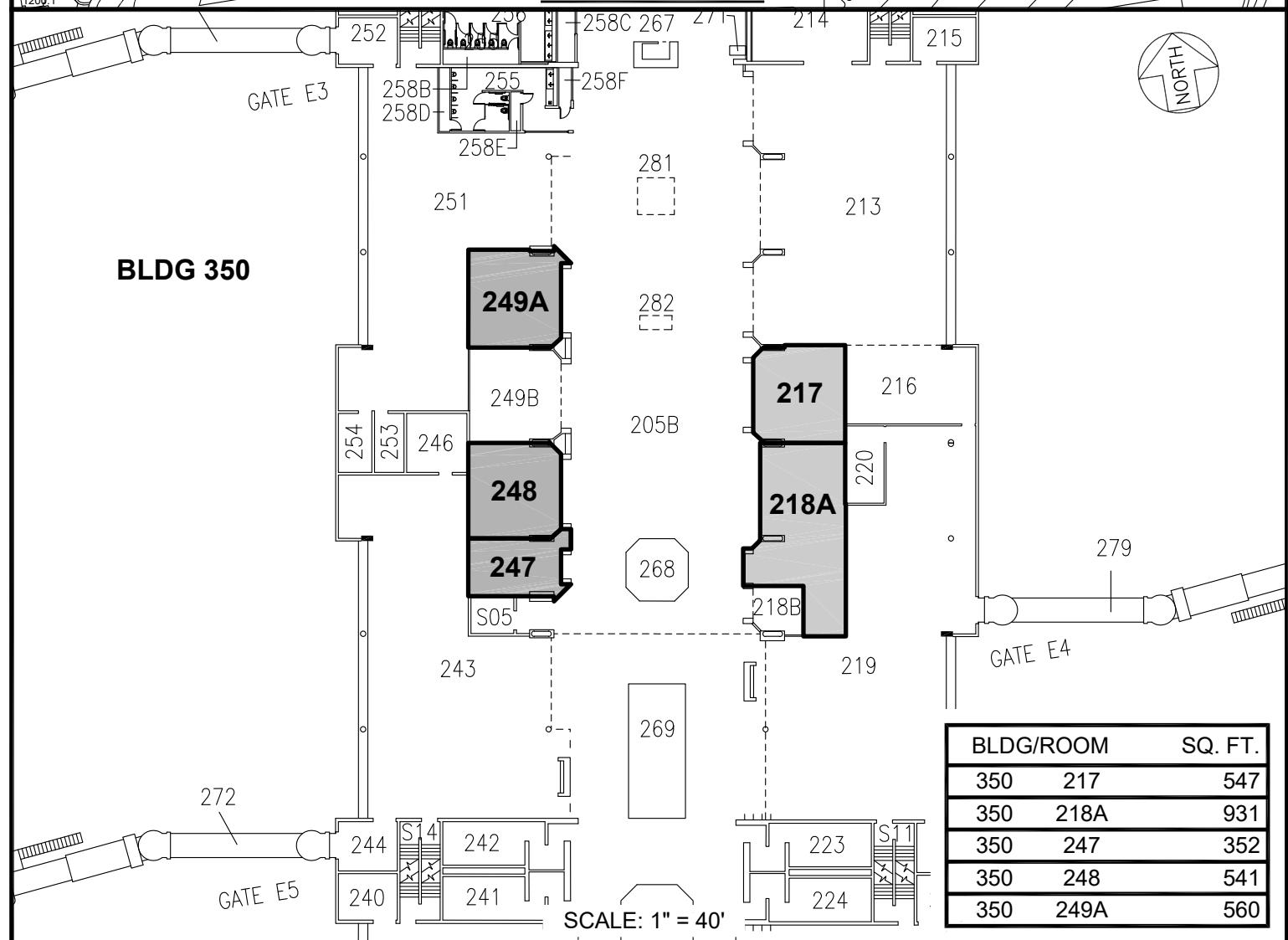
BUILDING 344  
EWA DOMESTIC EXTN.  
SECOND LEVEL

344245

DANIEL K. INOUYE INTERNATIONAL AIRPORT



**LOCATION PLAN**



DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **G**

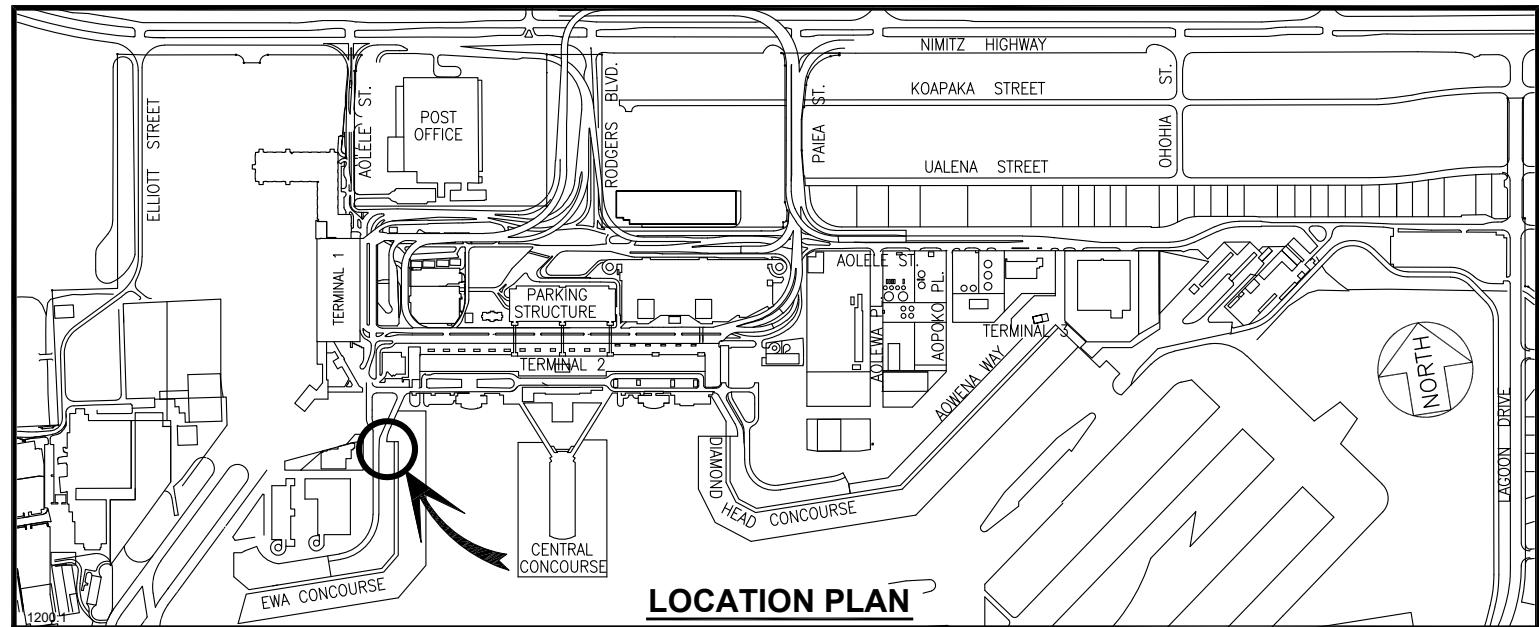


AIRPORTS

INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

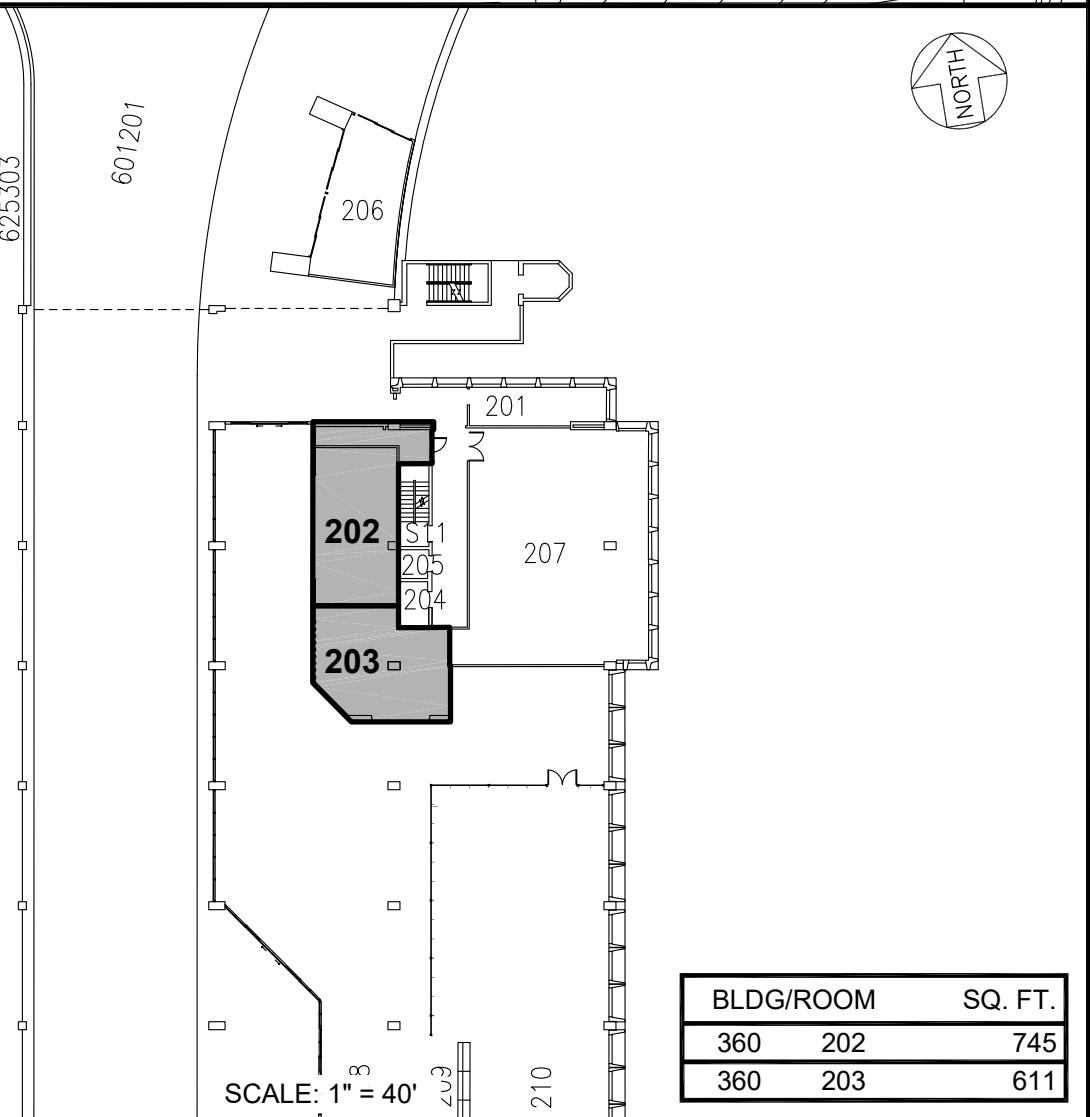
BUILDING 350  
CENTRAL CONCOURSE  
SECOND LEVEL

350217  
350218A  
350247-248  
350249A



**LOCATION PLAN**

**BLDG 360**



DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **H-1**

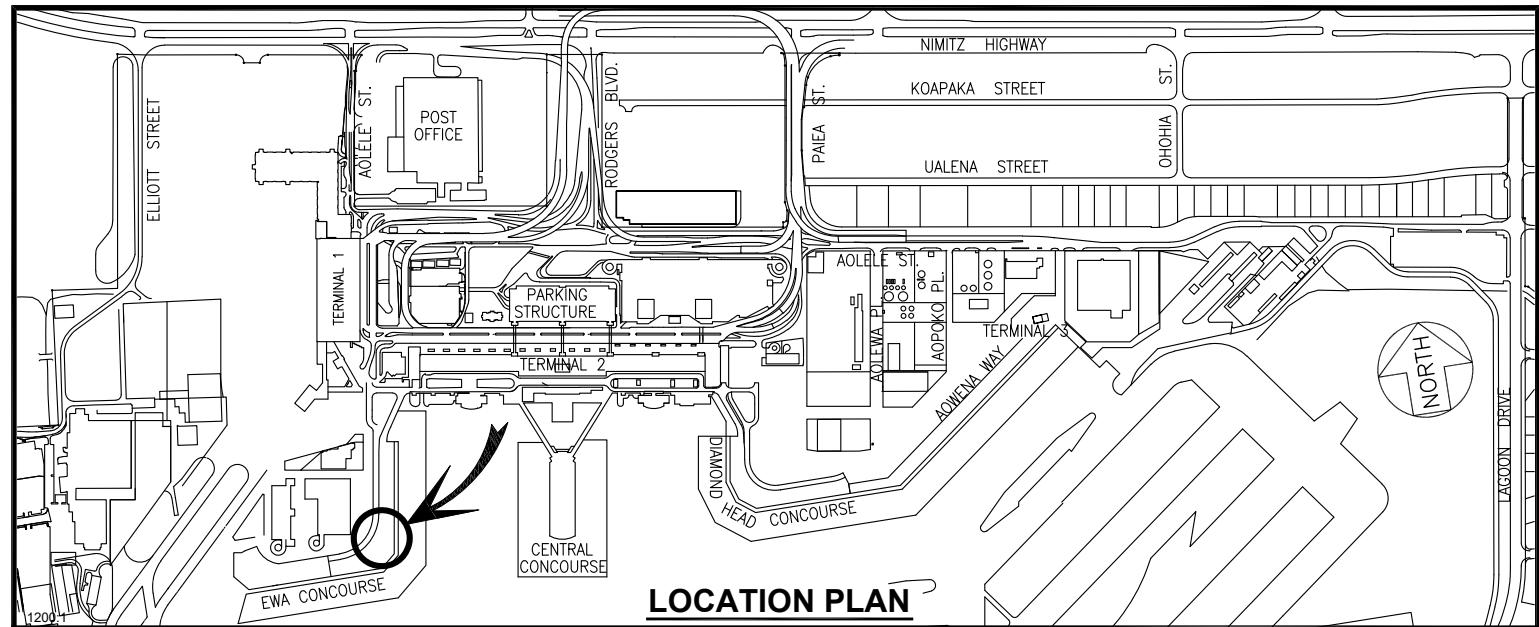


AIRPORTS

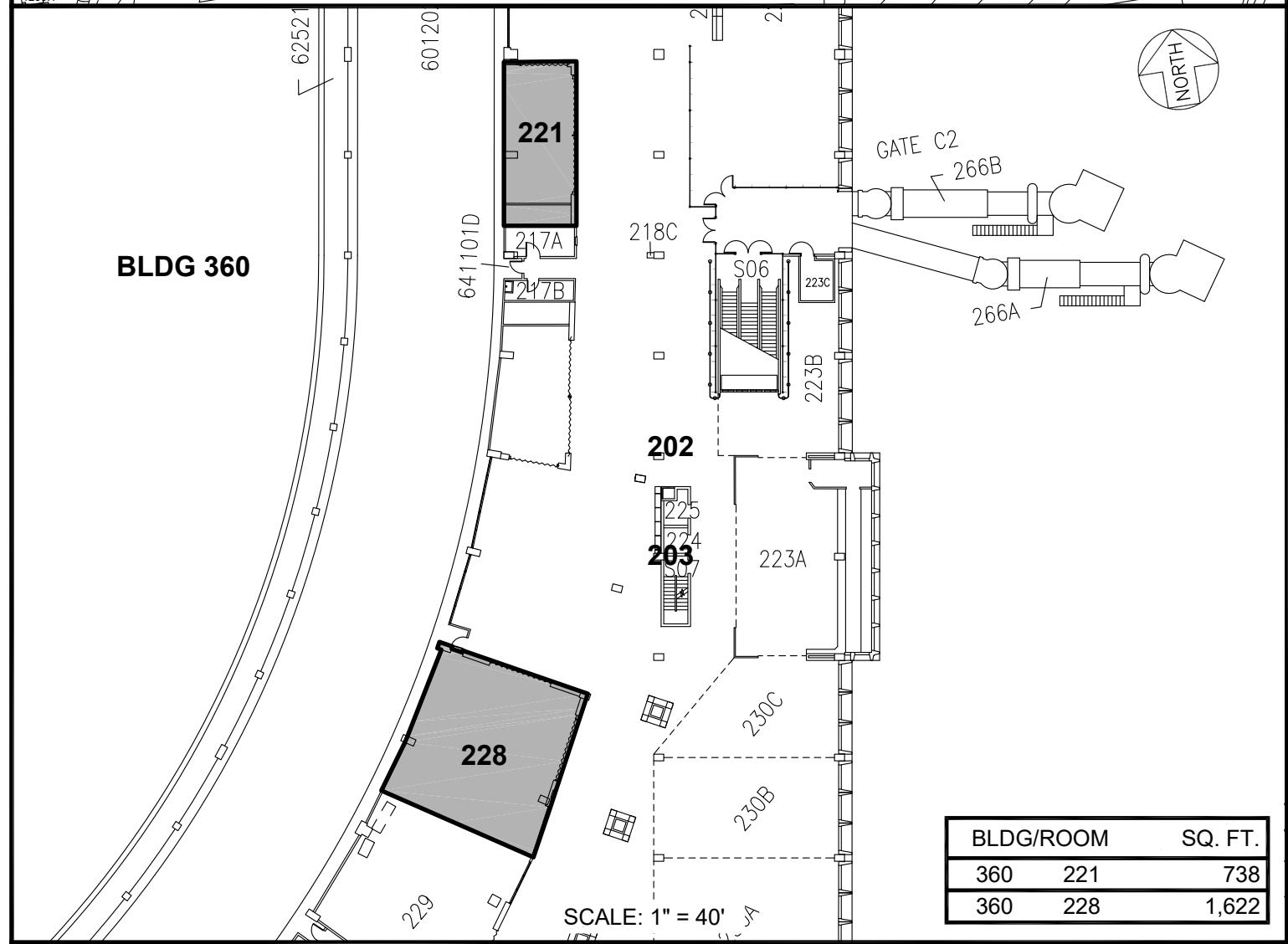
INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 360  
EWA CONCOURSE  
SECOND LEVEL

360202  
360203



**LOCATION PLAN**



DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **H-2**



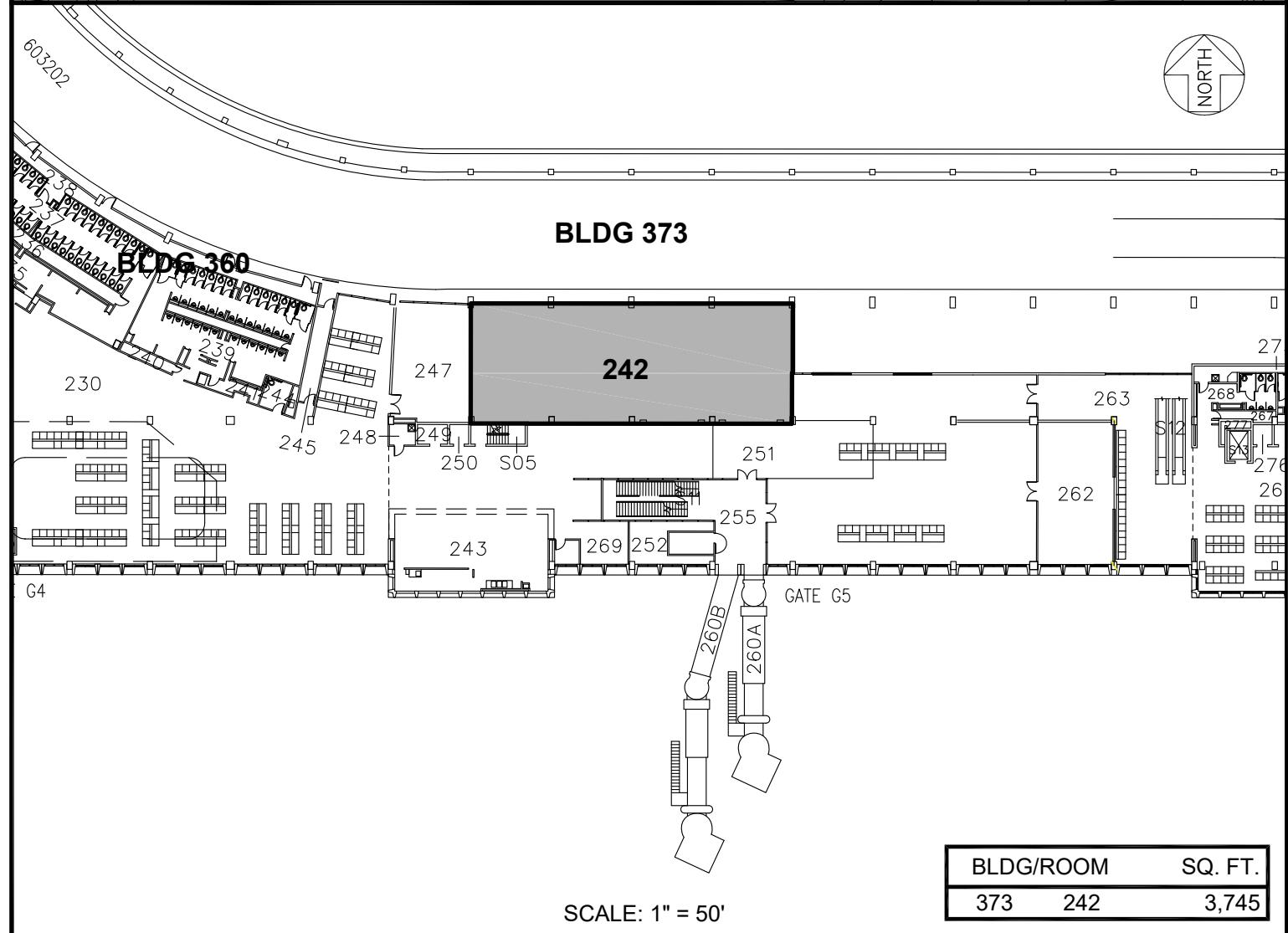
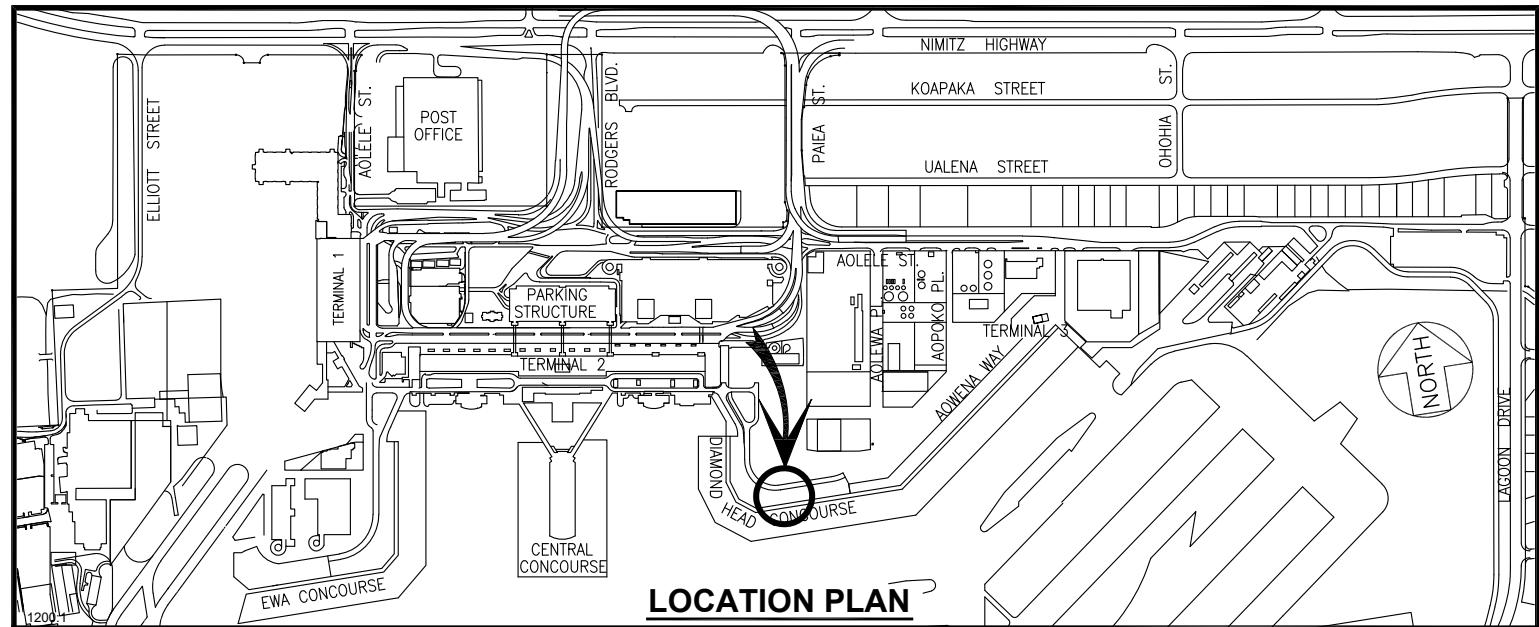
AIRPORTS

INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 360  
EWA CONCOURSE  
SECOND LEVEL

360221  
360228

DANIEL K. INOUYE INTERNATIONAL AIRPORT



DOT-A-26-0004

DATE : JANUARY 2026

EXHIBIT: **I**



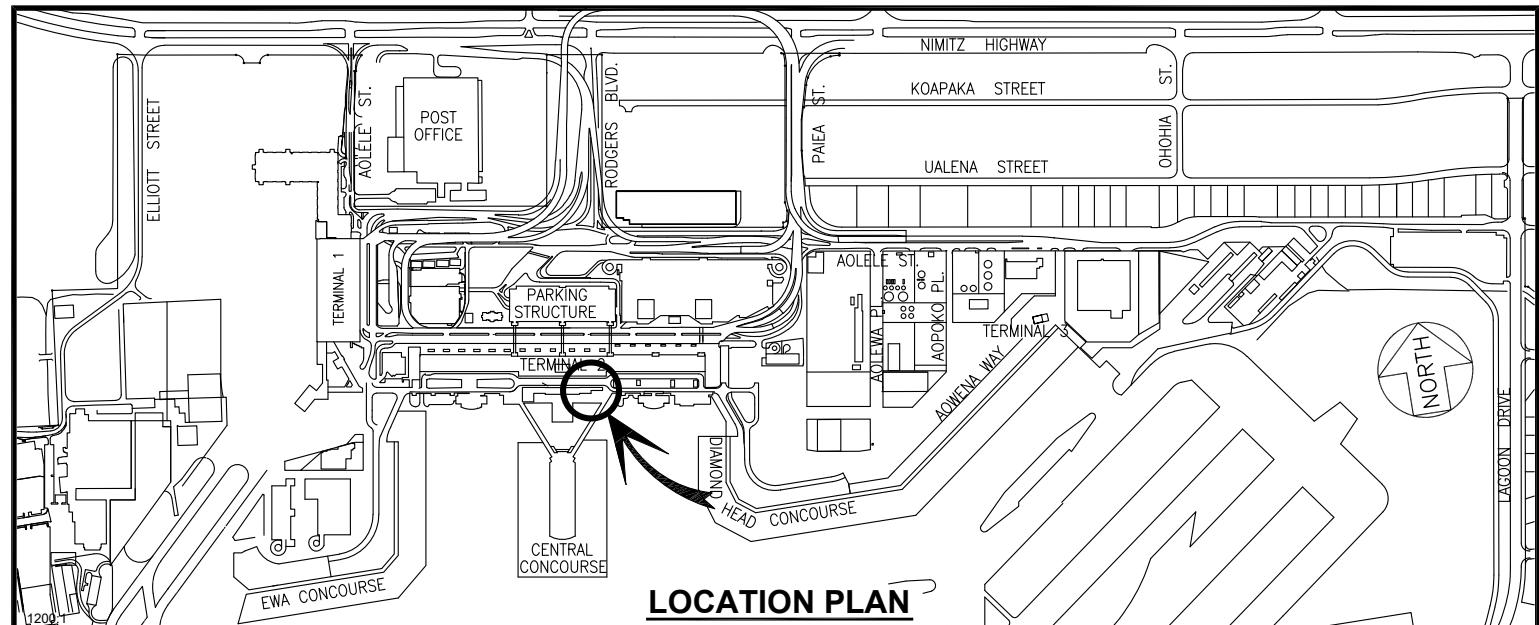
AIRPORTS

INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

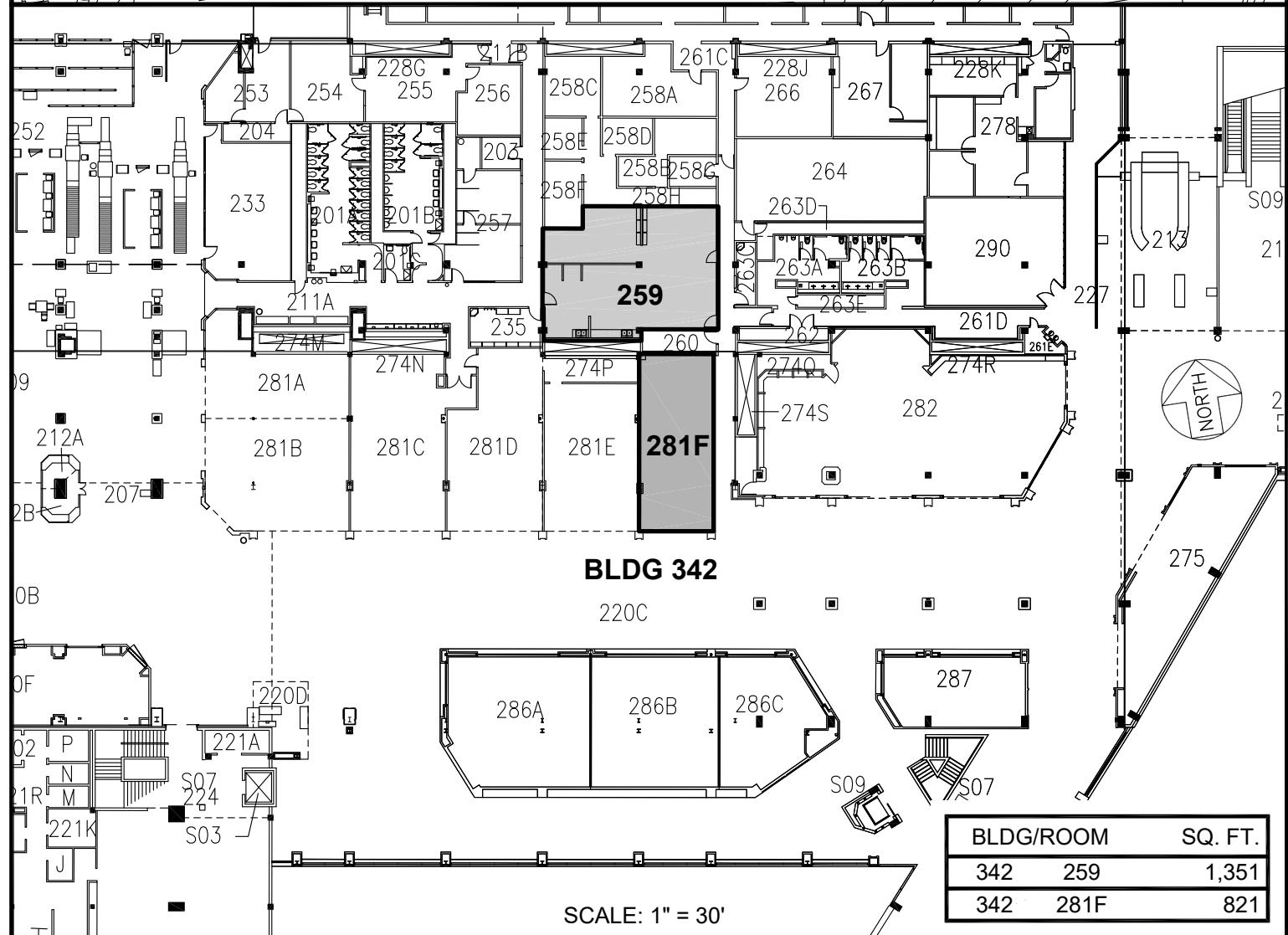
BUILDING 373  
D.H. CONCOURSE  
SECOND LEVEL

373242

DANIEL K. INOUYE INTERNATIONAL AIRPORT



## **LOCATION PLAN**



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
342	259
342	281F

DOT-A-26-0004

DATE : JANUARY 2026

**EXHIBIT:**

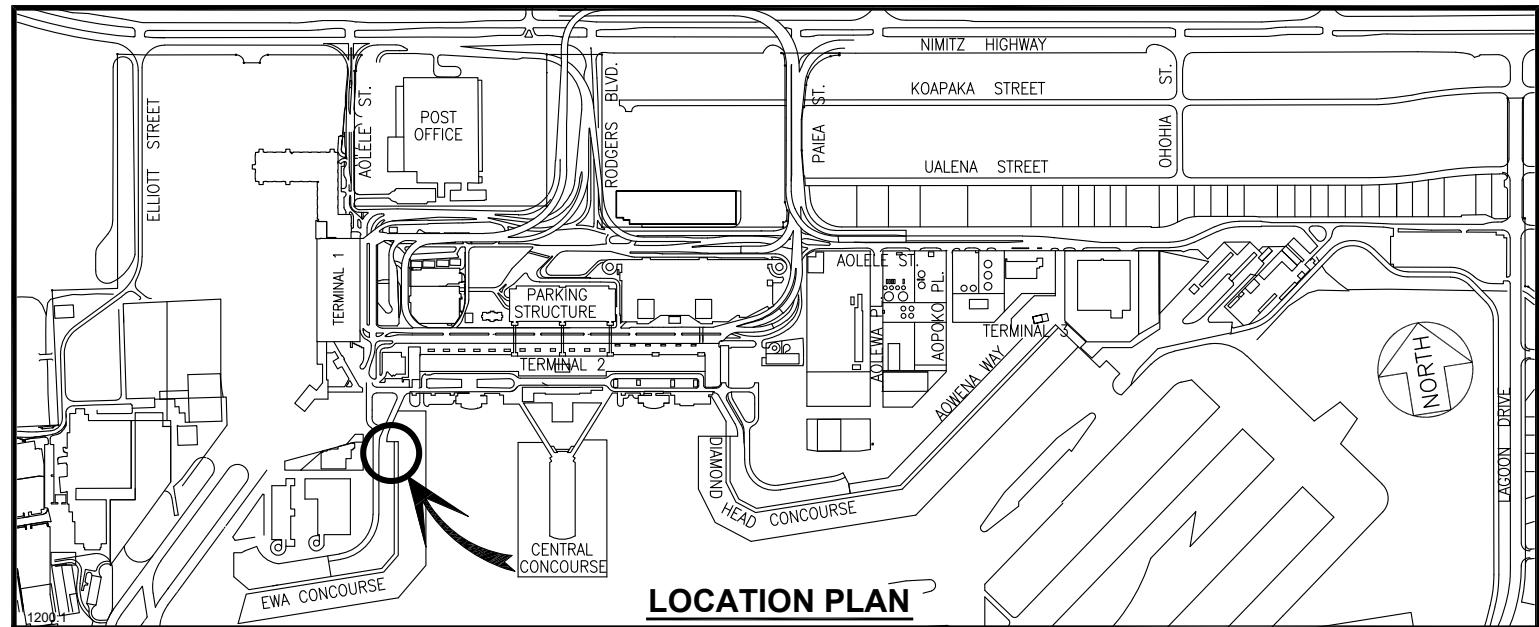


## AIRPORTS

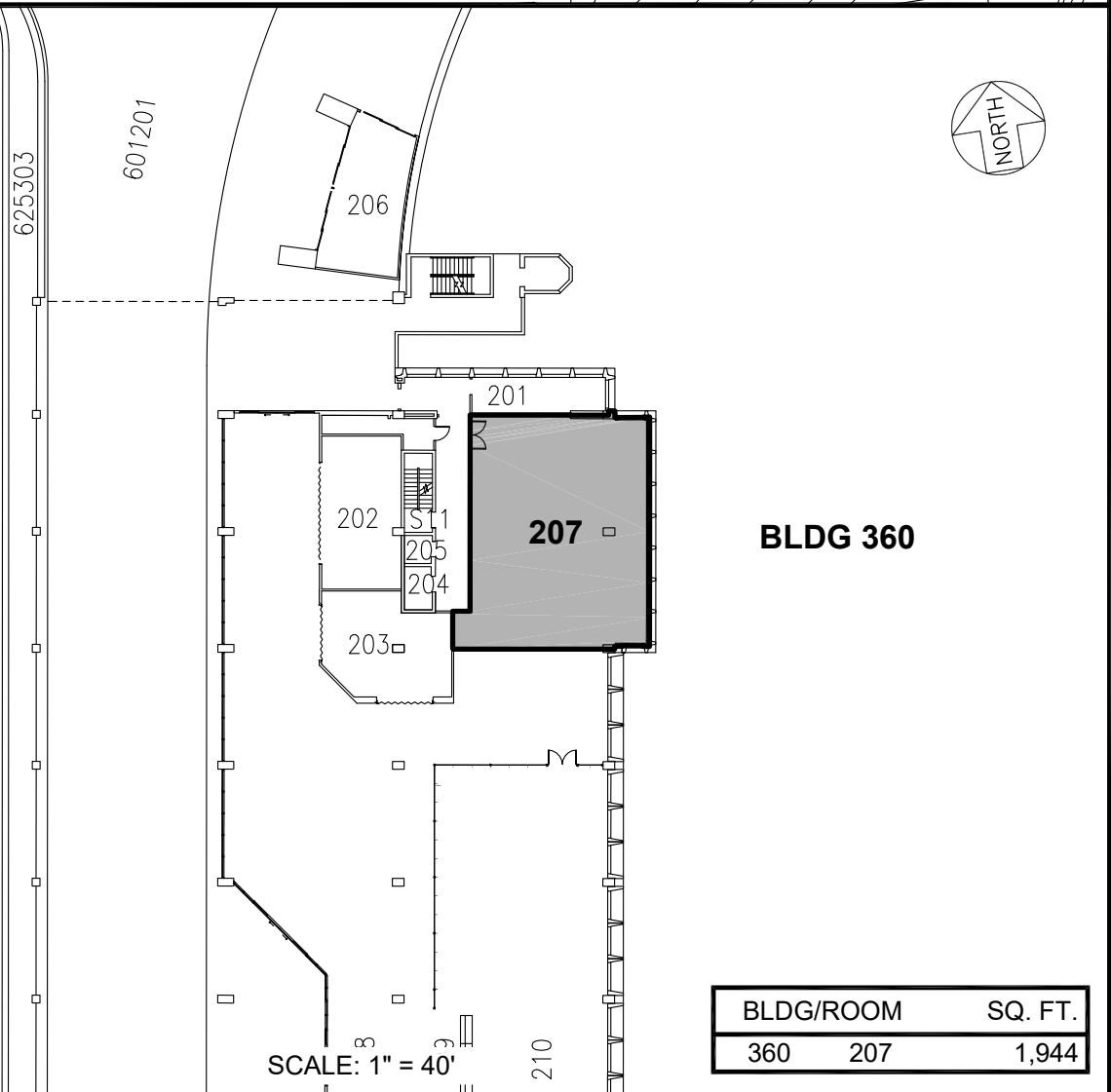
## INTERNATIONAL SHOPPES HNL PARTNERS, LLC

BUILDING 342  
WAITING LOBBY  
SECOND LEVEL

342259  
342281F



**LOCATION PLAN**



DOTA-26-0004

DATE : JANUARY 2026

EXHIBIT: **K**



AIRPORTS

INTERNATIONAL SHOPPES  
HNL PARTNERS, LLC

BUILDING 360  
EWA CONCOURSE  
SECOND LEVEL

360207

DANIEL K. INOUYE INTERNATIONAL AIRPORT