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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 26.0320

June 4, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 4 TO CONCESSION AGREEMENT NO. DOT-A-16-0001
FOR ADDITIONAL AUTOMOBILE PARKING FACILITIES
SP PLUS CORPORATION
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-43: 003 (PORTION)

HAWAII

APPLICANT:

SP Plus Corporation (SP Plus), whose business address is 1301 East Ninth Street,
Suite 1050, Cleveland, Ohio 44114.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona,
Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-43:003 (Portion).

AREAS:

Area/Space No. 600-118D, containing an area of approximately 2,700 square feet, as
delineated on the attached map labeled Exhibit B-10,
Area/Space No. 600-118E, containing an area of approximately 2,700 square feet, as
delineated on the attached map labeled Exhibit B-10, and
Area/Space No. 610-180, containing an area of approximately 9,702 square feet, as
delineated on the attached map labeled Exhibit B-11.

AMENDMENT NO. 4 TO CONCESSION AGREEMENT NO. DOT-A-16-0001 FOR
ADDITIONAL AUTOMOBILE PARKING FACILITIES, SP PLUS CORPORATION
Page 2

ZONING:

State Land Use District: Urban & Conservation
County of Hawaii: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

TERM:

To run for the balance of the term of the existing Concession Agreement that expires on
January 31, 2028.

IMPROVEMENTS:

SP Plus at its own cost and expense shall be responsible for any renovation, upgrade,
remodeling and improvements to the additional Parking Facilities.

RENTAL:

All revenue generated by the additional Parking Facilities shall be reported as Gross
Receipts under the Concession Agreement.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO ___
Registered business name confirmed: YES X NO ___
Good standing confirmed: YES X NO ___

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The State of Hawaii Department of Transportation (HDOT) has determined the subject land
areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant
Impact, Airfield, Terminal, and Facility Improvements for the KOA, published by the Office
of Environmental Quality Control in the March 23, 2013, issue of Environmental Notice.
Accordingly, all relevant mitigation from the EA and best management practices will be
implemented to address the minimum impact of this action.

AMENDMENT NO. 4 TO CONCESSION AGREEMENT NO. DOT-A-16-0001 FOR
ADDITIONAL AUTOMOBILE PARKING FACILITIES, SP PLUS CORPORATION
Page 3

REMARKS:

HDOT and SP Plus entered into that certain Concession Agreement No. DOT-A-16-0001, effective September 1, 2016, for the Management and Operation of the Automobile Parking Facilities at the KOA. The additional Parking Facilities are essential to SP Plus' operational capabilities, and the Airport will benefit from increased revenue and improved services for both travelers and airports employees.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, HDOT recommends that the Director of Transportation approves this Amendment No. 4 to Concession Agreement No. DOT-A-11-0006, 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.

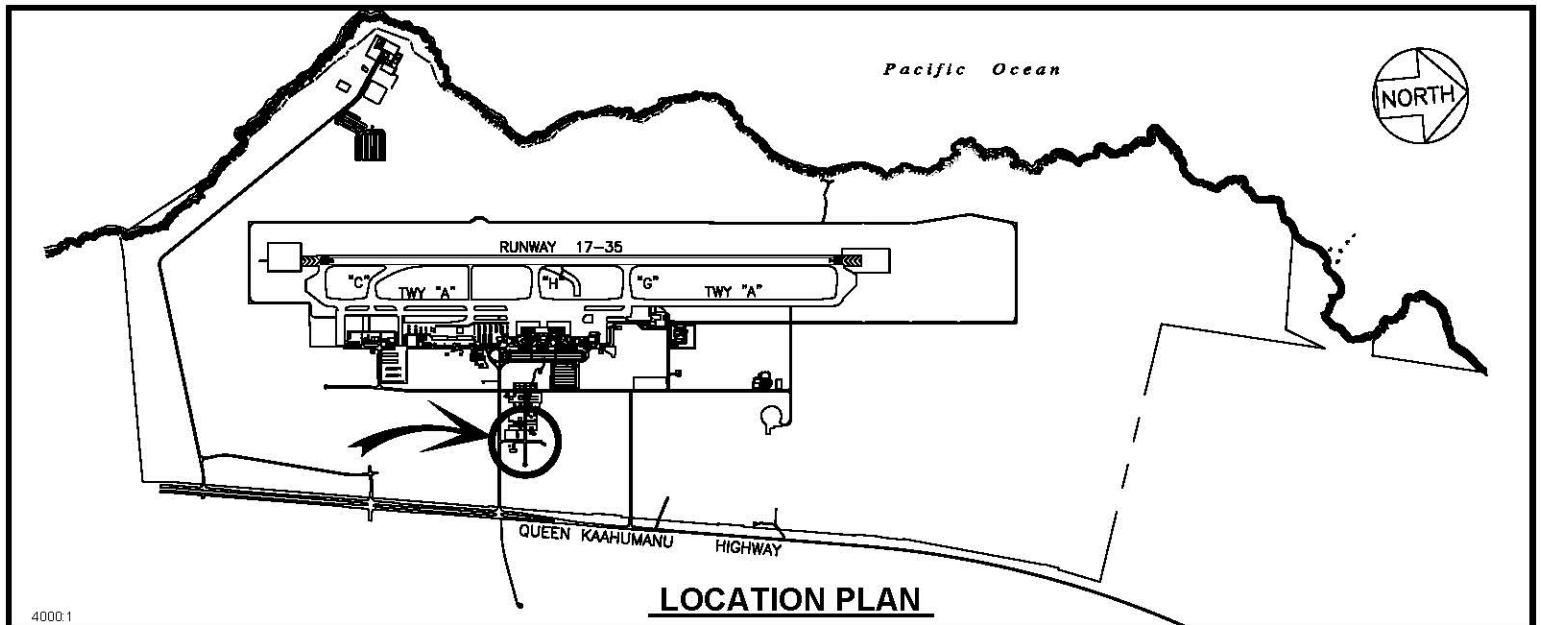
Respectfully submitted,



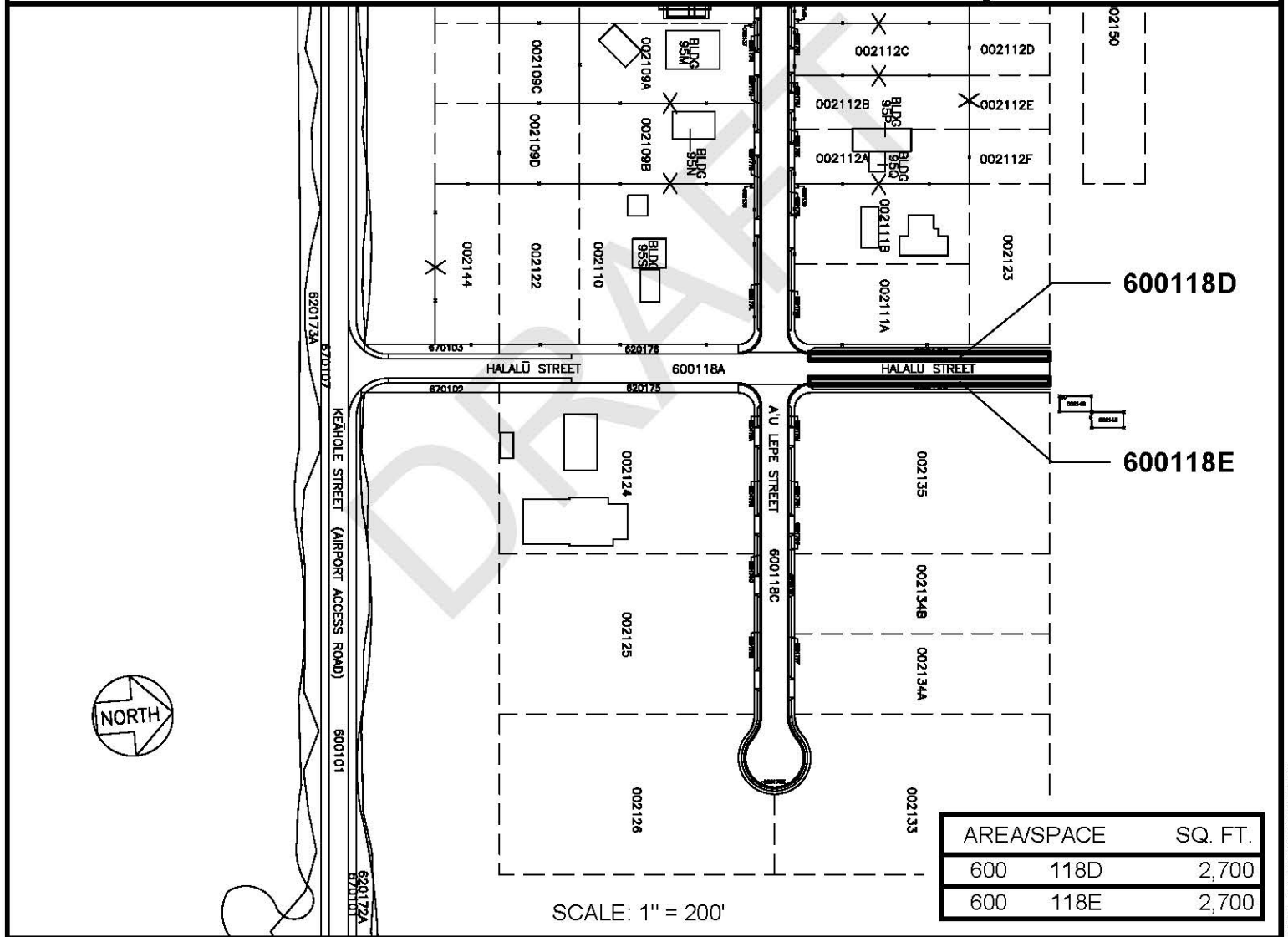
CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



4000.1



Amendment No. 4 to DOT-A-16-0001

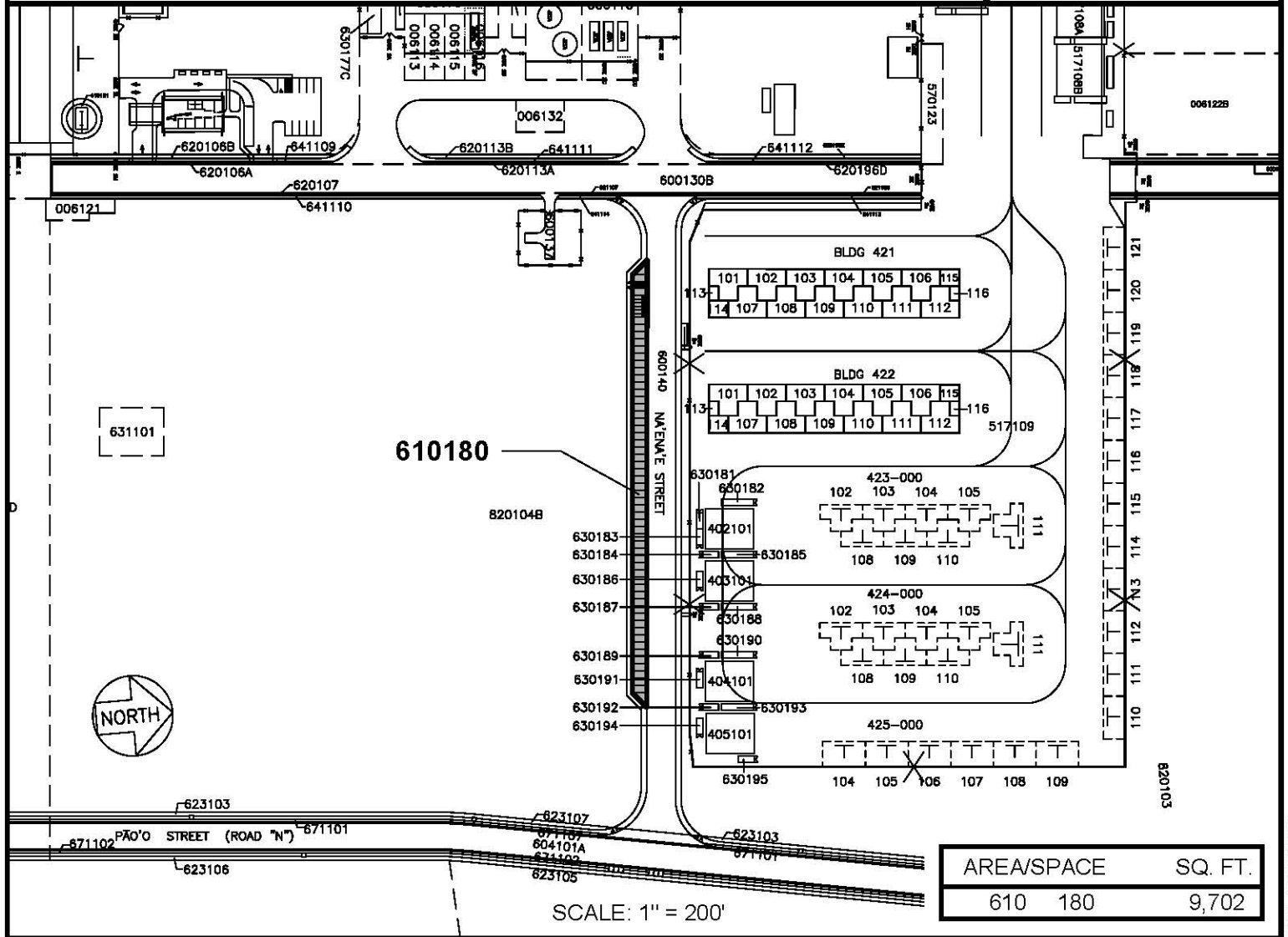
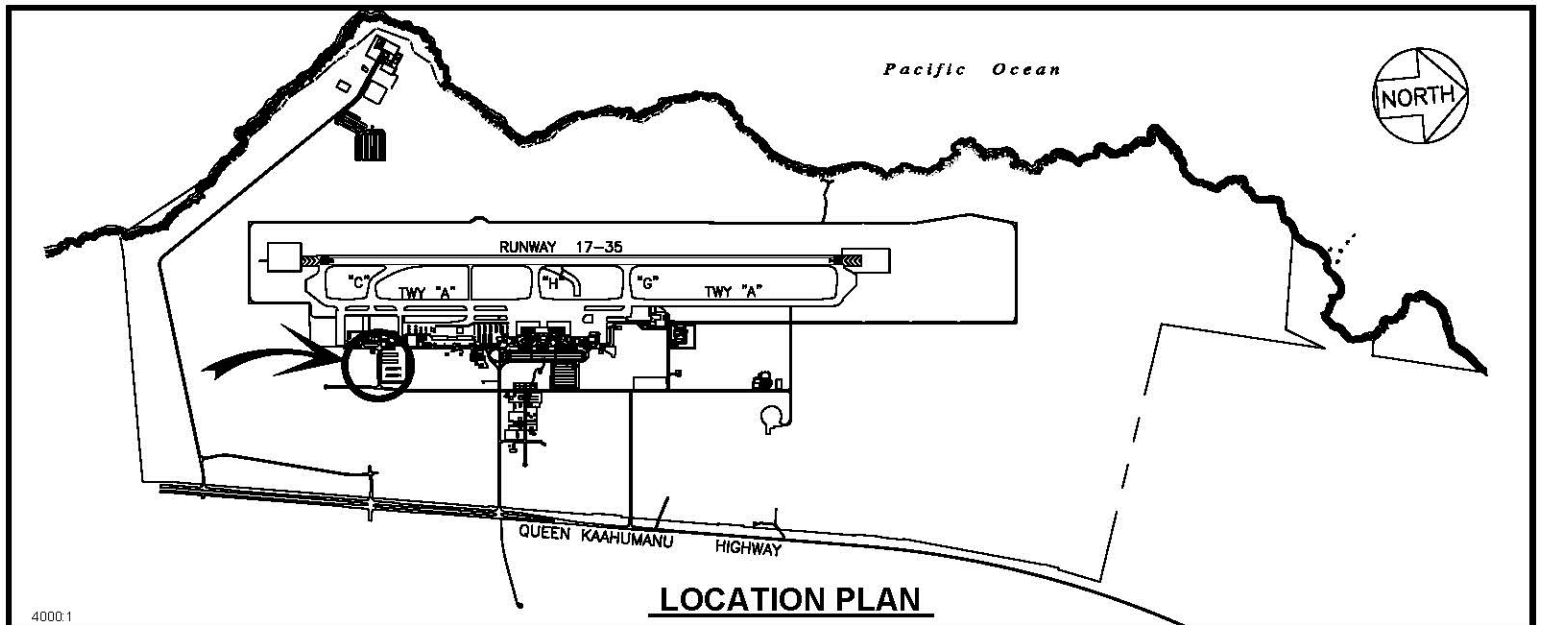
DATE : FEBRUARY 2025

EXHIBIT: **B-10**

<p>AIRPORTS</p>	<p>SP PLUS CORPORATION</p>	<p>PARKING</p>	<p>600118D 600118E</p>
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ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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Amendment No. 4 to DOT-A-16-0001

DATE : FEBRUARY 2025

EXHIBIT: **B-11**

<p>AIRPORTS</p>	<p>SP PLUS CORPORATION</p>	<p>PARKING</p>	<p>610180</p>
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ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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