



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

AMENDMENT NO. 4 TO CONCESSION AGREEMENT NO. DOT-A-01-0001  
FLORIST CONCESSION AT HONOLULU INTERNATIONAL AIRPORT TO  
EXTEND LEASE TERM UNDER PROVISIONS OF ACT 46, SESSION LAWS  
OF HAWAII'I 2012, AS AMENDED BY ACT 126, SESSION LAWS OF HAWAII'I  
2014, GREETERS OF HAWAII, LTD.  
TAX MAP KEY: (1) 1-1-03:PORTION OF 1

APPLICANT:

Greeters of Hawaii, Ltd., its mailing address is P. O. Box 29638, Honolulu, HI 96820

LEGAL REFERENCE:

Chapter 102, Hawai'i Revised Statutes, as amended.

Act 46, Session Laws of Hawai'i 2012, as amended by Act 126 Session Laws  
of Hawai'i 2014.

LOCATION AND TAX MAP KEY:

Honolulu International Airport (HNL), Island of O'ahu,  
1<sup>st</sup> Division, 1-1-03: Portion of 1.

ZONING:

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

LAND TITLE STATUS:

Section 5 (a) and 5 (b) lands of the Hawaii Admission Act: Ceded and Non-Ceded  
DHHL 30% entitlement lands: Yes \_\_\_ No X

CONCESSION TERM:

The Florist Concession Agreement No. DOT-A-01-0001 (Concession) began on February 1, 2001, and continues through June 30, 2015. Applicant, pursuant to Act 46, Session Laws of Hawai‘i 2012, as amended by Act 126 Session Laws of Hawai‘i 2014, is seeking to extend the lease term to June 30, 2020, a period of five years, to amortize the cost of the improvements described below.

IMPROVEMENTS:

Applicant will construct, install and pay for approximately \$250,000 in concession improvements to refurbish two existing fixed stores, one in the Central Waiting Lobby Building and the other in the Diamond Head Breezeway at Honolulu International Airport, as well as \$75,000 to add another flower cart and upgrade one or more of the existing flower carts. In addition, the Applicant intends to add a flower cart to the new Mauka Concourse of Terminal 1, provided the project completion provides sufficient to amortize the cost of the cart.

CONCESSION FEE:

The existing annual concession fee is three percent (3%) of the gross receipts of the concession up to a total \$2.3 million. If the annual gross receipts of the concession exceed \$2.3 million the concession fee is twenty percent (20%) of the amount above \$2.3 million. The concession fee shall remain unchanged during the extension.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawai‘i, Department of Transportation dated November 14, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

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REMARKS:

Under the Act 46, Session Laws of Hawai‘i 2012, as amended by Act 126 Session Laws of Hawai‘i 2014, “...the department of transportation is allowed to upon mutual agreement with a concession and in exchange for revenue enhancing improvements that are made or paid for by the concession deemed acceptable by the department of transportation, may extend, modify, alter, or amend the terms of concession contracts, leases and permits.”

The DOT has reviewed the request and determined that the proposed concession improvements within the airport terminal will allow the applicant to better serve the traveling public, and the airports will benefit from the increase in concession activity.

RECOMMENDATION:

That the Board authorize the Department of Transportation to amend the existing Concession Agreement No. DOT-A-01-0001 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 interest of the State; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,



ROSS M. HIGASHI  
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



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WILLIAM J. AILA, JR.  
Chairperson and Member

