

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

March 27, 2026

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF No: 24HD-141  
Hawaii

Amend Prior Board Action of January 10, 2025, Item D-17, as amended, Regarding the Issuance of Revocable Permits for General Industrial Uses at Waiakea South Hilo, Hawaii, Tax Map Key: (3) 2-2-037:081 to Assign Unit Identifiers, Specify the Permit Commencement Date, and replace John Elkjer dba Sustainable Island Products with Pacific J Partners LLC dba Sustainable Island Products.

BACKGROUND:

General Lease No. S-4284, located at 829 Leilani Street in Hilo, Hawaii, was set to expire on 01/19/2025. The lessee was planning to apply for an Act 149 extension. In late November of 2024 the lessee decided not to apply for the extension. The property housed seven local businesses, none of which belonged to the lessee. With such short notice the sublessees were unable to find suitable relocation properties.

Mark Mangibin began exploring the option to apply for a new direct lease which would leave all current businesses in place. So as not to displace the existing seven businesses, staff sought to issue revocable permits (RPs) to each business for the interim between lease expiration on 01/19/2025 and issuance of a new direct lease to Mark Mangibin.

REMARKS:

Staff submitted the request for the issuance of the RPs to the Department of the Attorney General, Land Division (DAG-LD) for drafting. The request was rejected as each RP area needed to have a specific unit identification number or letter assigned to the area being rented.

Further, DAG-LD requested that the commencement date of the RPs be expressly stated in the Board approval as 01/20/2025 so there would be no lapse in the tenancy. Staff is returning to the Board to seek approval for the commencement date of 01/20/2025 and issuance of specific unit identifiers with square footage as follows:

West Hawaii Community Health Center	Unit A	2,640sf
Mark Mangibin	Unit B&H	3,808sf
Jerry Koizumi	Unit E	1,440sf
Anvil Inc.	Unit G	1,200sf
Big Island Courier Service, Inc.	Unit I	1,200sf
Pacific J Partners LLC dba Sustainable Island Products	Unit N	3,574sf
Joshua Oili dba Big Island Image Screen Printing	Unit P	2,200sf

The previous lessee assigned letters to the tenant units. Staff have chosen to keep the same unit identifiers as the tenants who use these as part of their addresses. There are two buildings located on the property. Building one is labeled Units A-G and building 2 is labeled H-P. Some tenants occupy more than one bay; thus, some letters are skipped. Mark Mangibin occupies a unit in each building.

In addition, after the January 2025 Board approval, John Elkjer requested that the permit be issued to his limited liability company, Pacific J Partners LLC. Staff has verified that Pacific J Partners LLC is in good standing with DCCA – Business Registration and has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

RECOMMENDATION: That the Board:

1. Amend its prior Board action of January 10, 2025, under agenda item D-17 by changing the commencement date of the revocable permits to January 20, 2025, issuing unit identifiers as listed above, and replacing John Elkjer dba Sustainable Island Products with Pacific J Partners LLC dba Sustainable Island Products.

2. All terms and conditions listed in its January 10, 2025 approval to remain the same.

Respectfully Submitted,

*Candace Martin*

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Candace Martin  
Acting District Land Agent

APPROVED FOR SUBMITTAL:



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Ryan K.P. Kanakaole, Acting Chairperson