

**THE THIRTIETH LEGISLATURE
APPLICATION FOR GRANTS
CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant Request:

☐

Operating

☒

Capital

Legal Name of Requesting Organization or Individual: Db:

Puna Community Medical Center Foundation

Amount of State Funds Requested: \$680240

Brief Description of Request (Please attach word document to back of page if extra space is needed):
SEE ATTACHED DOCUMENT

Amount of Other Funds Available:

State: \$161151

Federal: \$0

County: \$0

Private/Other: \$4178

Total amount of State Grants Received in the Past 5
Fiscal Years:

\$750000

Unrestricted Assets:

\$6456

New Service (Presently Does Not Exist): ☐ Existing Service (Presently in Operation): ☒

Type of Business Entity:

☒

501(C)(3) Non Profit Corporation

☐

Other Non Profit

☐

Other

Mailing Address:

P.O. Box 1082

City:

Pahoa

State:

Hi

Zip:

96778

Contact Person for Matters Involving this Application

Name:

Steve Sparks

Title:

President

Email:

asinsparks@gmail.com

Phone:

808 965 7061 / 808 937 7234 cell


Authorized Signature

Steve Sparks / President

Name and Title


Date Signed

We are building a Medical Campus to provide the Puna District with much needed health services for the 33,000 residents, many of whom are more than an hour away from the current medical facilities at Hilo Medical Center. We currently have a Hawaii State GIA LOG NO. 16-113 that was granted on December 29, 2015 and extended June 30, 2023 and will be completed on June 30, 2025. This grant's original request of \$750,000.00 estimated necessary funds was appropriate. Increased regulations, necessary changes to the design and inflation have made it necessary to request for more funding to complete the design and planning phase of our project.

Planning for our original 2013 lease of 5 acres from the Department of Land and Natural Resources (DLNR) was signed with an exception for the wastewater system to be linked to the County wastewater system that was to be installed by 2020. In 2022 the Department of Health had to withdraw this wastewater system exception as the County of Hawaii is still in the planning phase of this wastewater system for the area.

The Board of Directors' analysis of the situation determined that if we were going to build our medical campus for Puna we needed to install our own wastewater treatment plant. We also had to enlarge the Campus from 5 acres to 15 acres to provide space for this Wastewater treatment Plant. To better use the necessary land, we have developed a plan for workplace housing and a solar farm to augment and supplement the project income and attract the best employees.

This Medical Campus will serve the people of Puna and the visitors to Puna with quality medical services and bring to the community 250 + good paying jobs as well as many good construction jobs during the construction phase of this project. Many suppliers and necessary services are required to establish and maintain the envisioned 24 hour, 7 days a week Medical Campus.

It is estimated that the completed Medical Campus will produce a \$20,000,000.00 annual influx of resources to the Puna economy.

1. Describe the scope of work, tasks and responsibilities;
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;
3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and
4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds ([Link](#))
 - b. Personnel salaries and wages ([Link](#))
 - c. Equipment and motor vehicles ([Link](#))
 - d. Capital project details ([Link](#))
 - e. Government contracts, grants, and grants in aid ([Link](#))
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2026.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
168515	175075	172375	164275	680240

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2026.
4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2026 for program funding.
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2024.

V. Experience and Capability

1. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

2. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

2. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.

3. Compensation

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

2. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

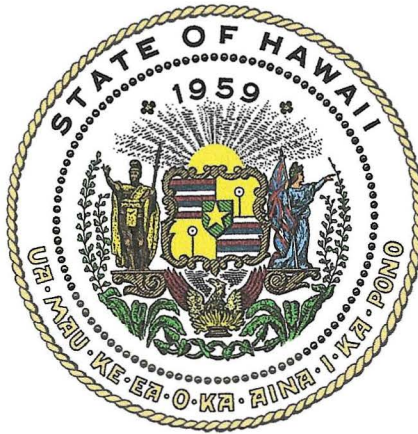
3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see [Article X, Section 1, of the State Constitution](#) for the relevance of this question.

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2026 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2026, but
- (b) Not received by the applicant thereafter.



Department of Commerce and Consumer Affairs

CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

PUNA COMMUNITY MEDICAL CENTER FOUNDATION

was incorporated under the laws of Hawaii on 05/03/2007 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: December 04, 2024

Director of Commerce and Consumer Affairs



**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Puna Community Medical Center Foundation

(Typed Name of Individual or Organization)



(Signature)

1/7/25

(Date)

Steven B. Sparks President

(Typed Name)

(Title)

Puna Community Medical Center Foundation

P.O. Box 1082

Pahoa, HI 96778

This is the certification that Steve Sparks as the president of our organization has been authorized to Apply for Grants and Appropriations funding for The Puna Community Medical Center Foundation. All and any portion of the proposed budget.

Signed J D Domizio

2/15/2024

Dated

Declaration Statement

Puna Community Medical Center Foundation is a 501c3 nonprofit organization registered in the State of Hawaii and is in compliance with Section 42F-103, Hawaii Revised Statutes.

Public Purpose

This grant is to help provide healthcare facilities to improve the lives and wellbeing of the residents and visitors to the Puna district of Hawaii. We will build a Hospital with an Emergency Room, a surgical unit, and radiology services for the community. Our target group is all the citizens of the Puna district. This grant is for \$680,240.00. We have provided the cost breakdown of the budget in the application.

Experience and Capability

The Puna Community Medical Center Foundation has the experience and capability to bring to fruition this project. We together have leased the necessary property and hire the architect and engineering staff to best develop and build this project.

In 2006 we built, staffed and ran the Puna Community Medical Center Clinic until it was sold to Ka'u Hospital in 2018. We have an array of talent on our volunteer Board of Directors. The president has 30 years' experience in the construction trade. We have members who currently work for Hilo Medical Center. There is a herbalist and a Hawaiian healer along with doctors and nurses with year of experience.

We have leased land from DLNR to build our medical campus and have start with the Hawaiian Healing "Kipuka" garden so herbs will be ready by the time we complete the building process. There are currently classes and volunteers working to best manage the garden and maintain the grounds while we wait for the final planning and permitting.

We have hired James McKeague as our architect and Engineering Partners as our lead engineers. We have also added Ron Terry and Phillip Cabanila and Matt Clark to complete our environmental needs.

Background and Summary

Puna Community Medical Center Foundation was founded in 2018 as a spin-off of the Puna Community Medical Center Clinic which was purchased by Ka'u Hospital as the start of their multi-clinic organization. We, the foundation has been working to accomplish our mission statement which is to bring local sustainable medical services to Puna residence and visitors. We have leased property from DLNR and hired an architect, engineering team and have an almost finished plan.

Due to necessary changes made of improving the medical services of the area we have had to expand our goals and objective to include more land which we are leasing from DLNR and the addition of a wastewater treatment plant along with a solar farm to make us more self-sustainable.

The purpose of the Medical Campus is to provide the citizen of Puna with local medical services of which according to our studies will serve 12,300 patients per year and provide many necessary options for treatment and education of a healthy populus.

The total population of Puna as well as visitors will be served. Our Patient Service Area (PSA) is Postal Zip Code 96778 and 96748 and 96749. Kea'au, Pahoa, Seaview, Opihikao, Kalapana, Kaimu, Black Sands, Hawaiian Beaches and Hawaiian Shores, Nanawale' and Kapoho. There are currently 33,000 people living in this area and is one of the fastest growing area in Hawaii.

Service Summary and Outcomes

The services we intend to provide are access to 24 hour emergency room services, complete radiology services, surgery services. Short and long term patient stays as well as wellness help. We will build a Women's Health Clinic to improve the overall health of women from birthing delivery to lactating classes and all OBG/YN services. We will provide the only Dental Clinic in Puna. The Dane Silva Hawaiian Healing Center will provide healing and digestive herbs and classes in Hawaiian healing practices such as LomiLomi and Hula. In the Kipuka Garden students and healers will grow and process Hawaiian healing herbs and teas. There will also be a herb and tea processing plant with products for sale.

We will measure our outcomes by the number of people we see and help. Currently there are none of these services in Puna. Any patients and students will be a great improvement. As was noted earlier we expect 12,300 patients per year so the outcome should be wonderful.

Personnel: Project Organization and Staffing

The Puna Community Medical Center Foundation has a Board of Directors who oversee all aspects of our current operation. Our Strategic Plan calls for the hiring of an Executive Director and a Project Manager along with a part time Secretary. We have had a Project Manager for the last year and a volunteer Project manager before that. The Board Secretary has been a volunteer as the office secretary also for the last 6 years. Our treasurer is also a volunteer. We have our books handled by Emerald Bookkeeping Services and Jay Miyati as our CPA.

Organization Chart

The Board of Directors

Executive Board

Executive Director

Project Manager

Compensation

The Executive Director.....	\$80,000.00 annually
Project Manager.....	\$80,000.00 annually
Office Secretary.....	\$48,000.00 annually

Litigation

We have no litigation at this time.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Puna Community Medical Center Foundation

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries	208,000			
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST	208,000			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance	2,000			
3. Lease/Rental of Equipment				
4. Lease/Rental of Space	3,600			
5. Staff Training	48,000			
6. Supplies				
7. Telecommunication				
8. Utilities	3,500			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	57,100			
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
TOTAL (A+B+C+D+E)	265,100			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	680,240	Steve Sparks 8,089,657,061 8,089,377,234		
(b) Total Federal Funds Requested	11,300,302	Name (Please type or print) Phone		
(c) Total County Funds Requested		Signature of Authorized Official 1/8/25 Date		
(d) Total Private/Other Funds Requested				
TOTAL BUDGET	11,980,542	Steve Sparks President Name and Title (Please type or print)		

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Puna Community Medical Center Foundation

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Executive Director	127000	\$80,000.00		\$ 80,000.00
Project Manager	154000	\$80,000.00		\$ 80,000.00
Secretary	48000	\$48,000.00		\$ 48,000.00
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TOTAL:				208,000.00
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Puna Community Medical Center Foundation

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Does Not Apply			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Does Not Apply			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2025 to June 30, 2026

Puna Community Medical Center Foundation

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY:2023-2024	FY:2024-2025	FY:2025-2026	FY:2025-2026	FY:2026-2027	FY:2027-2028
PLANS	39204		74900			
ENGINEERING			178500			
DESIGN	96000		399640			
CERTIFICATE OF NEED			27200			
EQUIPMENT						
TOTAL:			680,240			
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Puna Community Medical Center Foundation

Contracts Total:

750,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Grant in Aid DOH ASO Log 16-113	5/1/2017-6/30/2025	Department of Health	State of Hawaii	750,000
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PCMCF

Annual Strategic Plan- June 11, 2024

Mission: To provide culturally sensitive healthcare services that respect and honor Hawaiian cultural practices for residents and visitors to Puna.

VISION

Reduce consumers' stress and hardship by:

- Optimizing patient agency and empowerment
- Awareness of clients', patients' and employees' needs
- Preserving dignity by being respectful of local cultures
- Being thoughtful and caring about local culture and diversity
- Having long-term (community-based) care givers (grow our own)
- Collaborating with and educating the whole healthcare community
- Providing healthcare & education to everyone regardless of means
- Having sustainability, including financial & legal compliance

Needs Assessment: Stroudwater conducted a comprehensive needs assessment to identify the healthcare needs specific to the rural area of Puna. This assessment considered the cultural diversity within the community and the unique health challenges faced by different groups, including Native Hawaiians, Pacific Islanders, and other ethnic communities.

GOALS: Develop specific objectives that align with the mission and vision of the hospital and address the identified healthcare needs based on assessment.

Build hospital and campus with 9 Elements:

1. Puna Community Hospital with Emergency Room, Radiology & Labs
2. Women's Health Clinic, with classroom
3. Dental Clinic
4. Dane Silva Hawaiian Healing Center, with classrooms and education,

- highlighting Kipuka Gardens, and testing lab
- 5. Behavioral Health & Other Services (Mental health, substance abuse treatment, dual diagnosis/co-occurring disorders treatment, integrative/mind-body medicine, psychoeducation, case management, marriage and family therapy, and Hawaiian cultural healing practices for mental health)
- 6. PCMCF-owned Workplace Housing & Parking for Hospital
- 7. Sewer and leach field/wastewater management, via separate purchase agreement
- 8. Solar Farm over leach field, via separate power-purchase agreement
- 9. Administrative and organizational development for structure of the institution, including business plans with short-, mid-, and long-term financial goals.

Find contractors to manage each Element. Each Element is to include:

Excellence: Up to date medical practices.

Cultural Competence: Integrate cultural competence into all aspects of hospital operations, including staff training, patient care, and community engagement. This involves understanding and respecting the cultural beliefs, practices, and values of the diverse Puna community including to provide culturally appropriate healthcare services for all ethnic communities.

Partnerships and Collaboration: Foster partnerships and collaborations with local community organizations, Native Hawaiian health centers, and other healthcare providers to enhance the delivery of healthcare services.

Traditional Healing Practices: Recognize and support traditional healing practices that are valued by the Hawaiian and diverse ethnic community.

Language and Communication: Ensure effective communication with patients and families by providing language services and resources in Hawaiian and other languages spoken in the community.

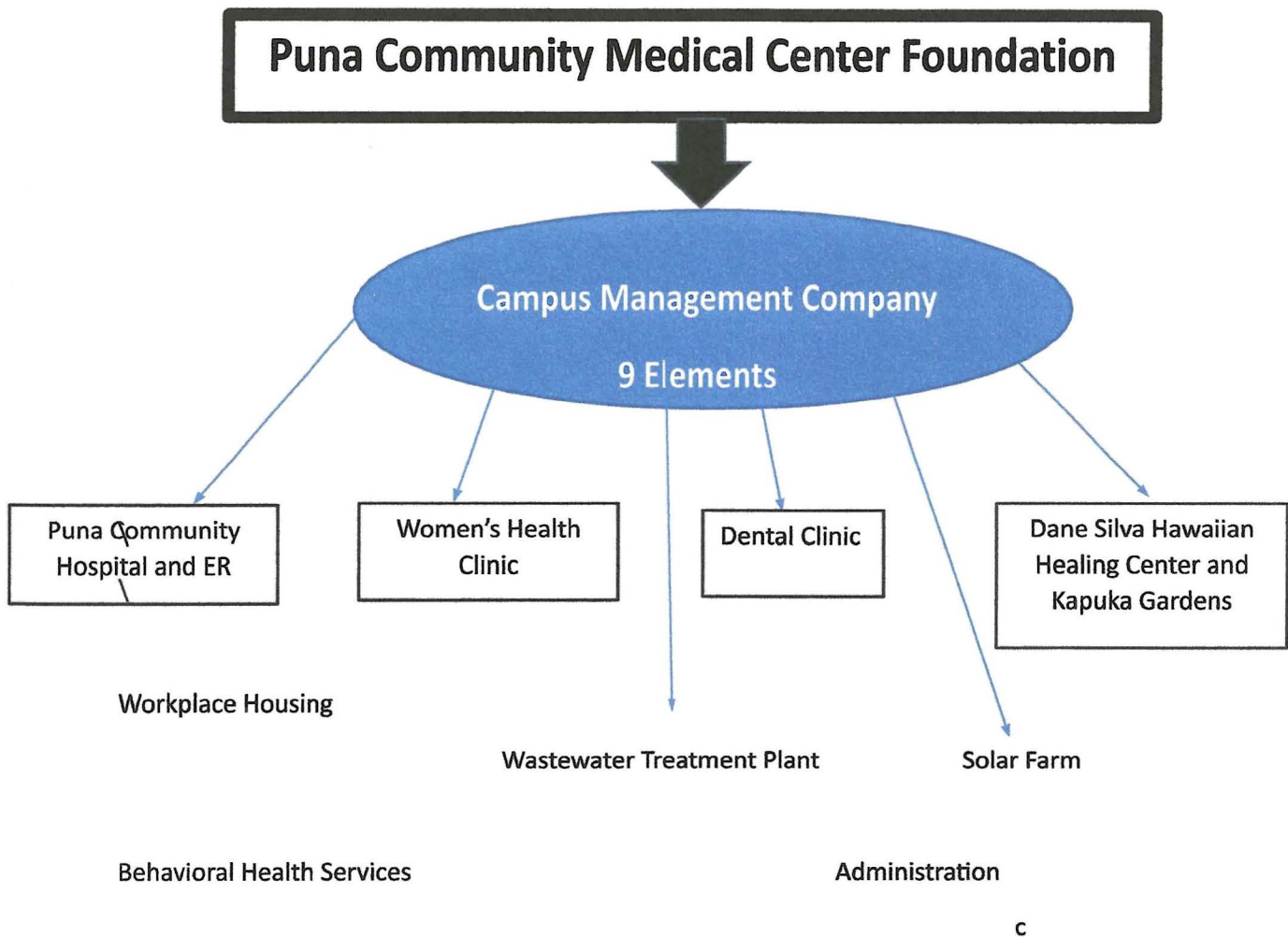
Community Outreach and Education: Engage in community outreach and education initiatives to promote health and wellness in the Puna area of Hawaii. This can include health fairs, workshops, and culturally relevant health promotion campaigns that address the specific needs and concerns of the community.

Sustainability and Environmental Stewardship: Incorporate sustainable and environmentally friendly practices into hospital operations, reflecting the cultural value of mālama 'āina (caring for the land). This could include hospital energy conservation, waste reduction, and the use of traditional Hawaiian practices for land and resource management.

Evaluation and Continuous Improvement: Establish a system for ongoing evaluation and continuous improvement to regularly monitor the effectiveness of the strategic plan and make necessary adjustments. Collect data, measure outcomes, and seek feedback from patients, staff, and the community to ensure that the hospital's services and programs are meeting local needs.

Consortium: As a 501c3 organization, check with legal consultant to consider allowing community members to "buy" into their hospital, creating community-wide support and ownership. Investigate the pros and cons of changing to a 501c6 status.

ORGANIZATIONAL STRUCTURE



Elements will have individual management contracts with Campus Management Company

Campus Management Company will

- Collect Rents
 - Target, \$0.30/sq ft per month
 - Percentage of income to PCMCF
- Maintain Grounds and Utilities
- Provide Security
- Secure Grants for Start-up and ongoing operations
- Engage with Contractors for each Element

Expectations for Each Element

- Required Licensing
- Low fee structure

- Adhere to clinical services policy

IMPLEMENTATION

- Updated Needs Assessment: Stroudwater, 2023
- Finalize Architectural Plans for All Elements
- Secure Special Use Zoning
- Secure Permits for Grounds and Buildings
- Secure Certificate of Need – State of Hawaii
- Secure Funding
- Develop Organization Structure of Campus Management Company

Timeline & Proposed Funding for Implementation

Element	Start Date	Duration	Funding Source	Comments
Kipuka Farmacy	June 2021	Ongoing	Budget/Spending Plan	Upgrade to fulfill Dane's vision
Update Needs Assessment	2023	Ongoing	GIA	Do we need an emergency communication system for disasters?
Secure additional acreage for wastewater treatment, etc.	current	4 months	DLNR	working with Pua Ishibashi
Finalize Architectural Plans	Ongoing	At least 7 months; basic draft of plan for locating each aspect of the campus to be done by December 24 and approved by June '25.	GIA	Include Healing Center, Wastewater Treatment Plant, Solar Farm, Medical Staff Housing, Kipuka expansion, and Walking Trail
Zoning	Now	At least 6 months	GIA	
Secure Permits (EPIC)	With final plans	6 – 8 months from submission	GIA	
Certificate of Need – State of HI	With final plans	4 – 6 months	GIA	Get exemption so only bed space is charged by the Health Dept.
Secure Funding	Now	Ongoing	Federal GIA OHA	Should these sources be listed in PR pieces?

ELEMENT ONE

Community Hospital with Emergency Room, Surgery unit, and Radiology Department.

Vision: The Puna Community needs medical facilities and services.

Reality: We have limited health care services in Puna. Currently there are no Emergency Room services; There are no radiology services; There are no surgical services.

Goal: Build a state of the art medical campus to serve the 33,000 residents of the Puna district and visitors to the Island of Hawaii.

- Hire a Hospital Management Team
- Create an Operating Budget
- Hire an Human Resources Director
- Implement Clinical Services policies
- Establish best standards and practices

ELEMENT TWO

Women's Health Clinic and Birthing Center

Vision: A safe place for women to get the Gynecological and Birthing needs met with the care and concern they deserve.

Reality: Women's health services in Puna are nearly nonexistent. There is no OB-GYN. There are limited birthing services.

Goal: Build a clinic where women feel comfortable and save.

- Contract with a management team.

ELEMENT THREE

Dental Clinic

Goal: To provide dental service to the people of Puna.

Reality: Currently there are no dental services in Puna.

Goal: To build a modern dental clinic.

- Contract with a management team to operate the dental clinic

ELEMENT FOUR

Dane Silva Hawaiian Healing Center and Kipuka Gardens

Vision: Establish a place that makes the integration of Hawaiian Healing practices and cultural knowledge utilized and taught to improve the health and well being of the people of Puna.

Reality: Hawaiian healing practices are an emerging Cultural Medical Science needing this Center to facilitate the teaching, practice and acknowledgement of their importance and value.

Goal: To provide a gathering place for Hawaiian Healing in Puna.

- Contract with a management group.
- Obtain more land for the Kipuka Garden.
- Work out contract for percentage of sales of Garden products.

ELEMENT FIVE

Workplace Housing

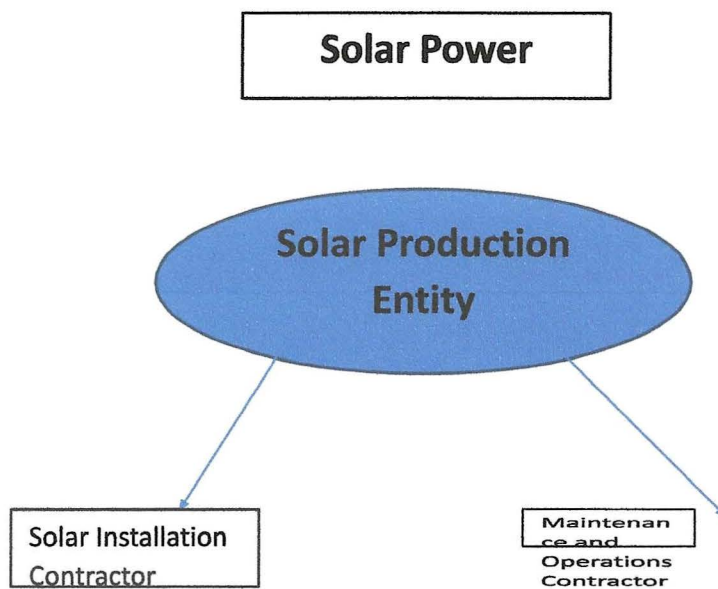


VISION: Hospital Staff needs to be part of the Puna Community.

Reality: staff will need rental property.

GOAL: Secure long-term lease (possibly 90 years) for 12 acres behind Medical Campus from DLNR

- Long- and Short-term staff / visitor housing
- Estimated need: (start large, overage can be converted for future use)
 - 6 houses @ 0.5 acres = 3 acres;
 - 48 units on 3 acres;
 - park & common area = 4 acres
- Availability dependent upon time commitment from staff members
- Doctors and Hospital Administrators have priority
- Funding: Workplace Housing Grant/Loan from USDA
- Facilitate Permanent Home Ownership in Puna for Hospital Staff.

ELEMENT SIX

VISION: Medical Campus requires a stable, reliable source of power and an income for PCMCF.

Reality, Medical Campus cannot be wholly dependent on Helco.

Goal: Build and manage a Solar entity.

- Hire Maintenance and Operations Company
- Power Purchase Agreement with Maintenance and Operations Contractor
- Power Purchase Agreement with Helco
- Permits and approvals.
- Funding: USDA/ Rural Development

ELEMENT SEVEN

Wastewater Treatment Plant



VISION: All aspects of the Campus require State-of-the-Art equipment to maintain proper safety and health for our Campus and the surrounding community.

Reality: We need to take care of our waste.

Goal: Treat our Campus with respect and the cleanliness we know to be right.

- Hire the proper Contractor to Build a top-quality wastewater system.
- Train and employee, the best wastewater treatment engineer to maintain our system.
- Funding: Lexden Capital LLC in association with EPA

All other elements to be fleshed out here as well, numbered and ordered, in time for the July '24 meeting, based on input from Steve and legal consultant Jill R.

ELEMENT EIGHT

Behavioral Health Services

Vision: Provide for the people of Puna the best possible Behavioral Health Services. We will also pattern with the Veterans Administration to accept the veterans of Puna as intake and outtake patients.

Reality: There are limited Behavioral Health services in Puna. The need is great for many of our residents who need assistance with mental health issues and assistance with elder care and teen counseling.

Goal: To provide a complete Behavioral Health program to include all the needs of the citizens of Puna.

- Establish the proper management team to provide a full range of services for the citizens of Puna.
- Integrate our programs with existing Island wide services to better provide a continuity of care.
- Create a space to bring together people in need for a trusted healing environment.

ELEMENT NINE

Administration

Vision: To have a seamless flow of funding and oversight of all the operations of the campus and bring the best necessary health services to the people and visitors of the Puna district. To provide needed organizational expertise and efficient processes to manage the employees, the patients, the facilities, and the attitude and atmosphere of all the campus activities with caring, knowledge, honesty and cultural inclusiveness.

Goal: Build and operate the Puna Community Medical Center Campus for the good of the people of Puna.

- Hire a CEO and CFO along with staff to best operate the campus.
- Provide direction to all the elements of the Campus.
- Direct the necessary contracts and agreements to fulfill our goal.
- Oversee outreach, fundraising, and publicity for the Campus.
-