

Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Hawaii Compliance Express Certificate (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - 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](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing



AUTHORIZED SIGNATURE

Walter Kunitake, Chairperson

PRINT NAME AND TITLE

January 17, 2026

DATE



STATE OF HAWAII
STATE PROCUREMENT OFFICE

CERTIFICATE OF VENDOR COMPLIANCE

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

Vendor Name: JAPANESE CULTURAL CENTER OF KONA

Issue Date: 01/10/2026

Status: Compliant

Hawaii Tax#:

New Hawaii Tax#:

FEIN/SSN#:

UI#:

No record

DCCA FILE#:

281568

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

Status Legend:

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISIED 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.

Japanese Cultural Center of Kona

(Typed Name of Individual or Organization)



(Signature)

January 17, 2026

(Date)

Walter Kunitake

(Typed Name)

Chairperson

(Title)

Application for Grants

If any item is not applicable to the request, the applicant should enter “not applicable”.

I. Certification – Please attach immediately after cover page

1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2025.

2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with [Section 42F-103, Hawaii Revised Statutes](#).

3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

This grant will be used for public purposes to educate local, state and international visitors about the legacy of Kona’s Japanese roots and history. It will also bring communities closer together for interaction with one another while enjoying the diverse cultural activities and events the Center has to offer. People can feel safe in a comfortable and peaceful environment at the natural and authentic Japanese gardens. Developing a cultural hub with rich offerings will become a destination that the people of Hawaii could be proud of as a *Gathering Place of the World*. It will also serve as a bridge among people from around the globe to share common and unique cultural practices.

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

1. A brief description of the applicant's background;

The Japanese Cultural Center of Kona (JCCK) began in October 2018 as a 501(c)(3) non-profit organization. The mission of JCCK is to preserve the Japanese Culture, serve as a cultural hub, present Kona’s Japanese immigrants roots and history, and provide a gathering place for the world as a destination.

Over the past nine years, the formation and foundation of the organization was built by interested and energetic community leaders now serving as Board of Directors, expanded another layer of Board of Governors. Expert vendors have been assembled in planning, fundraising, construction, civil, mechanical, electrical and structural engineers, environmental specialists, archeologists, architects, landscape architects, and others.

Fundraising galas and golf tournaments have sustained funds for operations. For example, in 2025 we held two charity golf tournaments and netted over \$85,000. The Hawaii State GIA have funded several CIP requests. The County of Hawaii have also provided funds via the Waiwai Grants.

In 2019, a conceptual master plan was prepared for the proposed Japanese Cultural Center by planner Glenn Kimura funded by a Hawaii State GIA Grant. A 50acre site has been identified in the heart of Kailua Kona for the proposed Cultural Center. In 2026, Mr. Kimura is updating the master plan to fit the 50acre site. The owner of a 126acre parcel is expecting to receive final approval for a three large lot subdivision, which JCCK is pursuing to acquire one of the 50acre lots.

JCCK is planning to purchase fee simple the 50acre lot that we have studied, physically walked, reviewed and performed much due diligence work over the past five years.

JCCK will be further engaging vendors in archeology, environmental assessment and preliminary engineering within the first quarter of 2026. Signed contracts for the three vendors are already in place even prior to having ownership of the 50-acre lot as necessary due diligence work prior to the acquisition.

A team for the capital campaign has been recently formed to prepare material and produce videos to approach potential large donors to support acquisition of land and for the development of the Center.

To date: Team JCCK has nine Board of Directors and twelve Board of Governors. Assembled are ongoing professional consultants and vendors and potential vetted professional vendors to be engaged in developing the Japanese Cultural Center. Please see Appendix C.

See Names of the JCCK Board of Directors and Board of Governors below:

Board of Directors:

Walter Kunitake

Chair

Claudia Chang

Vice Chair

Steven Kaneko

Treasurer

Jean Kadooka

Secretary

Tony Takai

Japanese Secretary

Takeo "Uki" Izawa

Gilbert Kaneko

Nathan Kurashige
Linda Nagai

Board of Governors:

Sherry Bracken
Tricia Buskirk
Susan Duprey
Miki Ebara
Earl Fry
Janne Fujimoto-Watase
Carole Hayashino
Margaret Masunaga
Dwayne Mukai
Mitch Roth
Russell Saito
Toyoei Shigeeda
Jane Testa
Ross Wilson, Jr.

2. The goals and objectives related to the request;

Goal: To develop a Japanese Cultural Center of Kona.

A goal is to acquire a large parcel of land to accommodate a comprehensive collection of venues as a cultural hub promoting peace and harmony.

In 2015, a group of Kona residents coalesced to pursue a dream of developing a new Cultural Center with ample parking that the people of Kona could use as a gathering place for events and meetings and to celebrate the arrival of Japanese coffee farmers on Kona's upland slopes over a hundred years ago. These new arrivals brought with them a particular serving of Japanese culture that deepened the mix of cultures found in Hawaii, and the special coffee they produced has, over time, become renowned the world over for its richness.

The Japanese Cultural Center will celebrate and promote this unique heritage. In doing so, it will support Kona's longstanding bid to become an international gathering place. Given the Japanese cultural centers and gardens that exist elsewhere in Hawaii, this Center is planned to be of such scale, depth and variety to earn a distinctive position in Hawaii's visitor and cultural landscape.

Objectives: To detail the vision for the Center.

The vision for the Center includes a complex of buildings and venues developed on land that would be large enough to accommodate future expansion from the planned 50acre layout. In accordance with its purpose, the buildings' interior and exterior would be designed architecturally to evoke a Japanese ambiance. Short descriptions of various components of the Center follow.

A large capacity, flexibly designed, a multi-purpose auditorium supported by a commercial kitchen that could host events such as community banquets, karaoke nights, manga festivals, weddings, martial arts competitions, demonstrations, *matsuris* (festivals), *kabuki* and bon dances. With a certified kitchen available, an International Poke Festival could be held. The auditorium could be rented out to community organizations or groups for events listed above. Hula halau groups have sprung all over Japan. However, opportunities are few. Many visit Hawaii during the Merrie Monarch Festival hoping they could win a lottery ticket to watch live. The Center in Kona could provide opportunities for these groups from Japan and abroad.

For inclusiveness, various ethnic cultures, dances, foods, performances, songs, and events would be welcome to participate and be shared at the Cultural Center.

A world-class acoustically sound concert hall will serve as a significant component of the Center. A well-established 100 plus member Kona Choral Society from Kona that attracts about 700 local people at their events here, scramble to find a place to perform. They have received invitations to perform at the Carnegie Hall and also at beautiful concert halls in Japan. Further, they have performed with signers from Japan in Osaka and Tokyo. With the planned concert hall in place, popular rock bands and singing groups from around the globe could gather here making music together. Symphony orchestras from all locations could be similarly brought to Kona. Performing arts of all kinds will be supported not only by a warm and welcoming hall, but ample parking, and other comfortable support facilities will be available to the performers and audiences as well.

Exhibition spaces will be dedicated for permanent and rotating displays memorializing the heroes and celebrities of Kona such as Ellison Onizuka, Rodney Yano and Harold Sakata who had roles as Toshi Togo and Odd-Job. Artifacts from the life and times of early Japanese immigrants, specialty items from the various prefectures of Japan, contemporary works of art, and displays for *ikebana* and other Japanese crafts could be displayed.

Smaller meeting spaces for Japanese immigration social organizations (aka Kenjinkais) and other community organizations, and for use as classrooms for lectures, workshops, and recreational classes.

An expansive and authentic Japanese garden is planned comparable to famous gardens of Japan such as Korakuen, Kairakuen, and Kenrokuen. It should use materials appropriate to Kona's environment and incorporate the aesthetics of serenity and harmony, artfully integrating ponds, waterfalls, pathways, bridges, rocks, sand, and plant life. Famous wisteria, willow, and pine trees, azaleas, hydrangea, and camelia flowers would be artfully planted to add to the beauty of the serene atmosphere. Garden areas showcasing trees, plants, flowers unique to Hawaii and plant products used by early Japanese immigrants as were cultivated by early Hawaiians will be included. Lauhala hats, baskets and hands-on demonstrations on how they are woven are examples. A conservatory for *bonsai* displays would add to the Center's ambiance.

Included will be an authentic Tea House located in a quiet and scenic location of rock gardens with traditional *tatami* mats where tea ceremonies could be conducted.

A *dojo* will bring many martial art events such as training, demonstrations, and competitions to the Center. Many black belts from around the globe including those

competing in the Olympics could be invited. Possibly sumo *rikishi* could bring excitement to the community.

The Board has begun to interact with individuals, organizations, businesses and government officials throughout the 47 prefectures in Japan to welcome them to participate in events unique to their location, and for them to provide in-kind donations and any other support will be welcome toward the Cultural Center's development. The Cultural Center will serve as a bridge between Hawaii and Japan.

Commercial facilities configured as small shopping plazas, casual street vendors, or perhaps something reminiscent of Japanese arcades, with cafes offering snacks and drinks, and gift shops selling souvenirs and omiyage of Kona. Such rental spaces would be amenities for visitors and provide long-term income for the Center.

An on-site coffee farm, which could serve as a revenue-generating component while also providing a living and historical guide on how Japanese immigrants enabled coffee crops to become the world-famous Kona Coffee. Growing *koshihikari* rice, *wasabi*, *kaki* (persimmon), *biwa* (loquat), and other food related plants would complement the farming component of the Center.

The Center will feature attractive and iconic Japanese Shinto *torii* gates as an important symbol of the sacred entrance. A Shinto shrine will be erected. Stone lanterns called *toro* will adorn the entire Center's grounds especially along the gardens' pathways.

The entire complex will be powered by 100% renewable energy consistent with Hawaii State's 100% renewable energy goal by 2045 and the international climate change goals such as those agreed upon at the U.N. Climate Change Conference, COP26, held in Glasgow in November 2021 and other recent related conferences. The Center will be built with environmentally sustainable techniques and materials where possible qualifying for LEED platinum rating. The Center will be equipped to receive optimum solar energy to produce off-grid capacities of electricity. With an abundance of solar energy, a system to produce hydrogen fuel through electrolysis will enable service of fuel cell vehicles on site as well as service hydrogen fueled stoves in the kitchens. Charging stations for all EV vehicles, such as cars, trucks, buses, and golf carts will be available on the Center grounds.

Transportation egress and ingress access to the Center will be designed to ensure convenience and safety for community users, for large groups in major events, for people with disability and mobility issues, and for delivery of supplies. Plans are to provide over 500 parking spaces strategically located, many covered by solar panels. There is a shortage of ample and convenient parking in West Hawaii for public events. A well-designed roadway and parking is planned and will be welcome to the community for especially well attended events.

3. The public purpose and need to be served;

The prevalence of cross-cultural marriages, international travel, global media and the like has brought people of the world much closer together. Seeing and experiencing more of other ethnic groups and their culture coming together will only enhance this positive trend with an inclusive Cultural Center. The more this broadening experience

expands, the more harmonious and peaceful the world could become. The Center's programs, events and activities will support building positive bridges to link diverse cultures and countries, especially when conflicts around the globe are at an all-time high.

Over one hundred fifty years ago, the first generation of Japanese immigrants settled on the Kona's upland slopes and helped to build a premier coffee industry. The first generation of immigrants, known as *issei*, started from humble beginnings as coffee farmers and left a legacy that has evolved in a distinctive community which blends Japanese traditions and the spirit of Aloha. The Center is envisioned as a singular destination that will showcase Japanese-American contributions to the diversity that is Hawaii. It will be a gathering place to share and perpetuate the culture, provide opportunities to maintain ties with today's Japan. It will provide broad experiences that can be enjoyed by the diverse individuals, bringing the community closer together. In short, the Center will provide bright and deep experiences for all.

Kona experiencing the fastest growing population in the State is without a large and modern venue for conferences, concerts, performances and meeting places with adequate access to diverse cultural events like those available in other bigger towns and cities. As an example, by building a world class concert hall, locals could experience performing in it, as well as bringing in world class performers and performances. The Maui Arts & Cultural Center is prime example to provide opportunities to the people on the island of Maui.

The Big Island, especially in West Hawaii, there is a basic lack of social infrastructure. The planned Cultural Center could help fulfil this basic need as a gathering place and cultural hub.

4. Describe the target population to be served; and

The target population span a wide range from the very young to *kupuna groups*, and from local residents to people across the globe. Youngsters could participate in lantern parades, girls' and boys' day activities, *shichigosan* ceremonies, origami making, Japanese dancing, as well as attending adult events. Children of Japanese heritage will begin to learn more about their own cultural roots, while others will learn more about other cultural practices.

Students from local schools could be provided with educational tours and classes at the Center. They could be brought in through group excursions, including from neighbor islands. International student exchange programs hosted by the Cultural Center will help foster beneficial relationships across continents.

A connected and secured indoor and outdoor children's center will be available for the younger children. For instance, zip line for three-year-olds will be constructed.

The adult population, local or international, will be provided with a wide range of experiences at the museum, outdoor amphitheater, gardens, tea ceremonies, gallery, coffee farm, and performing art events. Performers from abroad in turn become visitors themselves.

Volunteers will be an important component in making the Cultural Center a success. By promoting volunteerism in the development and maintenance of the Center, the more ownership they will feel toward the Center while gaining knowledge of

the Japanese Culture. It's a way to increase staffing needs while maintaining a cost-effective budget.

Professional performers, artisans, experts and speakers from around the world participating and sharing at the Cultural Center in Kona will provide the community with an experience of a richer lifestyle. Otherwise, local residents can only experience first-hand by traveling abroad.

As the tag line states it's "a gathering place for the world" inclusive of people with various ethnic backgrounds, nationalities, men, women and children.

5. Describe the geographic coverage.

The geographic coverage spans the entire globe. Kona is a highly desirable destination for visitors from all over the world. This will continue as there are more direct flights to Kona from the mainland, Japan, and other corners of the globe. The trend is supported by Kona's global reputation for Kona coffee, deep sea fishing, Iron Man competition, stargazing, clean air, the hospitality of the Kona people, and the laid-back country and natural atmosphere of paradise. The attractive stable year-round mild climate and a safe and conflict free environment adds to Kona's allure as a visitor destination. But Kona also exerts a powerful pull for new residents as well, they are moving to Kona at record rates.

III. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities.

From the outset, the approach has been to develop large Center in Kona, central to the Pacific Ocean as a gathering place for the world, as a cultural hub to promote peace and harmony utilizing the Japanese Cultural values. An ideal 50acre parcel was identified to accommodate the planned hub.

Then, ongoing due diligence work regarding the feasibility of the location, size and dimensions of the parcel, topography, flood mitigation, ingress and egress, easements, traffic flow patterns, water availability, sewer plans, solar energy, and the like has been addressed by experts over the past five years.

From prior fundraisers and support from Hawaii State Grant in Aids, a site-specific 50acre master plan, archeology study, environmental assessment study, and preliminary engineering will commence in about 30 days from this application date with signed agreements in hand from the vendors doing work described in this paragraph. Planner Glenn Kimura is designing the updated site-specific plan, Glenn Escott will be performing the archeology study, Ron Terry will perform the environmental assessment, and Bruce Meyers with Okahara Associates Inc. will work on preliminary engineering. With their work completed, much of the formal due diligence work will be done.

The owner of the property, Richard Wheelock is about to receive final three lot subdivision approval of parcel TMK (3) 7-5-003:023 by installing water meter requirements by the Hawaii County for approval. We are informed it is only within 30-60 days of fulfilling that requirement. JCCK has a signed memorandum of understanding from Mr. Wheelock to sell to JCCK the approximate 50acre Lot 2 identified in the subdivision application. The sale price for Lot 2 is \$4M.

Itemized Requests

The requested funds in this application follow the steps from acquisition of Lot 2 to begin development plans of the Japanese Cultural Center. For each of the vendors engaged below, a signed written contract to the satisfaction of JCCK will be secured describing the work to be performed for an agreed upon budget.

Preliminary Architectural work. JCCK is in dialogue with the architectural firm WCIT located in Honolulu and Obayashi Corporation in Japan, they are very reputable. WCIT was recommended by JCCK's long standing consultants who serve as JCCK's trusted advisors. Obayashi Corporation needs no introduction regarding their quality work. JCCK intends to engage architects from Obayashi to work as partners with those from WCIT to oversee all technical consultants, conduct meetings, have site visits, and begin verticals and ground layout work. Requested budget of \$200,000.

Civil Engineering and Landscape Architecture work. Work includes working with the architects mentioned in the prior paragraph, holding planning meetings, site visits, planning rough grading, meeting with government agencies for offsite infrastructure improvements, obtaining grading and grubbing permits, and providing construction administration support for early grading work. JCCK intends to engage Okahara and Associates, Inc., a long-standing partner and advisor. Requested budget \$150,000. The construction firms intended to be engaged are Obayashi Corporation and Isemoto Contracting Co. Ltd.

Preliminary Electrical Engineering work. Work includes determining offsite and onsite electrical improvement requirements based on load demands and phasing work proposed by the architects. Requested budget \$25,000. JCCK intends to engage Okahara and Associates, Inc.

Mechanical Engineering work. Prepare an internal water system and the phasing of its development based on the potable water available from the County of Hawaii. The water meter units provided to Lot 2 by Mr. Wheelock, owner of the subdivided parcel, will determine the extent of water that might be available to JCCK. Requested budget \$25,000. JCCK intends to engage Okahara and Associates, Inc. for this work. Okahara a long-standing advisor and supporter, has continually provided pro bono work: See Appendix A for a study done prior on Lot 2.

Request for \$550,000 for purchase of land. JCCK expects Mr. Wheelock will be offering Lot 2 to JCCK in the second half of year 2026 for \$4M. As mentioned earlier in this application, JCCK and Mr. Wheelock have a memorandum of understanding for the sale-purchase of Lot 2 once subdivided. At the appropriate time, JCCK will be negotiating the purchase price and payment and/or financing plan.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

Preliminary Architectural Work. The updated site-specific master plan is nearing completion by planner Glenn Kimura who also prepared the original conceptual master plan in 2019. The updated plan will resemble the original plan but fitted to the area of Lot 2. The architects will design actual layout of the planned ground and vertical buildings such as the Japanese gardens, conference center building, concert hall, and parking. The request is for the architects engaged in the preliminary work described in part 1 regarding scope, tasks and responsibilities. The timeline for the preliminary architectural work could span 14 months. For example, should the engaged architects commence work in August 2026, the expected completion for the described preliminary work may be September 2027.

Civil Engineering and Landscape Architecture. Should Okahara begin work in September 2026, work could be completed for the contracted work in September 2027.

Preliminary Electrical Engineering. Should this work commence in September 2026, it could be completed by September 2027.

Mechanical Engineering. The timeline for this work could be completed in about 6 months. Similar to the prior paragraph, the vendor could start in September 2026 and finished by September 2027.

Purchase approximately 50 acres in the heart of Kailua Kona. The price that Mr. Wheelock has quoted to JCKK to be \$4M. The offer will likely occur after June 30, 2026. JCKK will negotiate the terms of the purchase including price and payment plan. The funds received from this GIA grant will be applied to the escrow for the land purchase in 2026.

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

Preliminary Architectural work. The architectural company WCIT in Honolulu has been voted Best in Hawaii and has been assured by JCKK's other long-term consultants and advisors that WCIT is a very reputable and a capable company. JCKK Chair has directly interacted many times by phone and emails with the CEO of WCIT. Throughout WCIT's engagement, the JCKK Board along with other consulting advisors will be continuously monitoring and evaluating and tracking WCIT's work-in-progress. The same will be applied with the architects from the Obayashi Corporation.

Civil, Mechanical, Electrical Engineering and Landscape Architectural works. JCKK intends to engage Okahara and Associates, Inc. to perform these services. JCKK has had long-term relationships with Okahara as trusted advisors. Okahara has also provided several pro bono feasibility studies of Lot 2 for the Cultural Center. To monitor, evaluate and improve their work will happen naturally, professionally and amicably.

Land Purchase. Ever since JCKK started considering Mr. Wheelocks property as the potential parcel for the Center, team JCKK for the past five years, have continuous trusted and transparent conversations about all aspects of the property, such as the history, water sewer, ingress, egress, prior historic preservation studies, and flood mitigation. He has built a temporary 4WD road to access Lot 2 for JCKK supporters to tour the property. He even donated two picnic tables for our visits. JCKK has arranged 15 such tours.

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.

For each of the categories noted in paragraph 3 above, a contract specifying the budget and detailed work to be performed will be secured by JCCK. Upon completion of the work, each vendor contract above will be required to submit a report stating satisfactory completion to the terms of the contract. Such contract agreement and final report submitted by the vendor will be provided to the State agency through which grant funds are appropriated. Any applicable changes to an updated level of appropriation will be transmitted to the State 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 2027.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$550,000	\$133,333	\$133,333	\$133,334	\$950,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2027.

Seeking funds from private individuals and businesses for land purchase.

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.

None.

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 2027 for program funding.

State of Hawaii GIA Grant (2023 Legislature) - \$50,000

State of Hawaii GIA Grant (2024 Legislature) - \$160,000

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

\$279,150.94.

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.

The Japanese Cultural Center of Kona has no paid employees and is led by an all-volunteer Board that receives no compensation. All nine members of the Board are leaders of the community with vast experiences and knowledge in planning, project development, fundraising, human resources, marketing, banking and more.

The JCKK Board Chair has served as the Chair of the Saddle Road Task Force from 2004 to present during the period when almost 50 miles of the highway costing \$360M was constructed. Planner Bill Moore, EIS expert Ron Terry, and engineer Bruce Meyers from Okahara and Associates were also intimately involved with the same highway development. They now serve as advisors and consultants to the JCKK project.

A JCKK Board member in banking deals with many loans related to the building of commercial projects that describe architectural and engineering requirements as well as loans to finance acquisition of properties. Two other Board members were directly involved with issues of subdivisions of properties in Hawaii County.

All JCKK Board members from Kona have visited Japan numerous times familiar with Japanese architecture. Two Board members were born and raised in Japan with extensive knowledge of Japanese architecture and Japanese culture. Two Board members own and operate coffee farms in Kona with heavy equipment familiar with developing raw land and constructing buildings. Other professional consultants are

advisory team members of JCCK in the fields of electrical engineering and civil engineering in wastewater.

It should be noted that the professional consultants are advising the Board in prioritizing the phases needed to advance the project.

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.

JCCK does own or rent any facility. It uses Board member home spaces for meetings and storage as in-kind donated space. Board members operate at their individual homes as their home office equipped with computers, printers and their private cell phones at this time.

The request in this application is to help fund the acquisition of the land so facilities could be built to accommodate office space and for space for paid staff.

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 directions relative to the request.

There is no paid staff at this time. Volunteer Board members and many other volunteers spend countless hours and resources in carrying out generously the work in progress necessary in moving forward JCCK's development.

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.

As explained, there is no paid staff and therefore, no organization chart exists. The formal organization is currently comprised of nine Board of Directors and twelve Board of Governors. The Japanese Cultural Center of Kona website contains individual photos and detailed biographies of each Board noted above

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.

There is no compensation paid to any officer, director, or employee at this time.

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.

None.

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.

None.

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.

Grant will not support any sectarian or non-sectarian private educational institutions.

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2027 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2027, but
- (b) Not received by the applicant thereafter.

JCCK has had plans in the past and for future sustainability for both operations and capital funds development. JCCK has been actively engaged in fundraising annually since 2019. For operations, JCCK held annual charity golf except for the covid year 2020. In 2025 two golf tournaments raised \$87,000 net. In 2020 A fundraising gala netted about \$75,000. Funds were also secured from the Hawaii County Waiwai grants.

Further, team JCCK is continually reaching out to individuals and businesses for support. The website has a donate page. JCCK will continue to raise funds in like manner.

Regarding raising capital fund efforts, JCCK applied successfully on a regular basis with the Hawaii State GIA beginning 2019 when \$75,000 was secured for developing the conceptual master plan by planner Glenn Kimura. More grants from the State GIA in 2023 and 2004. We plan to apply for future State GIA funds given the JCCK project is significant as a peace and harmony destination point in Hawaii and for the entire globe.

JCCK is hopeful for a positive response from the current application for it will help boost the current momentum to the next level in development of the Center. Getting closer to the ownership of the 50 acres and nearing securing permit to grading and grubbing will boost energy to team JCCK, supporters and potential supporters in Hawaii and Japan.
fees.

Currently, JCCK has assembled a capital fundraising campaign team. Beth Lum JCCK's lead team member from the birth of JCCK, provided a workshop on "How to raise \$10M" to the Board, continues to guide JCCK pro bono. The new additions are fundraiser specialist Ms. Unyong Nakata from Nakata Advisory and videographer Mr. Scott Lee Mason. The team is compiling a strategy, material and videos to reach out to potential large donors. The timeline for readiness is April 2026.

The plan is to fundraise on an ongoing basis to reach full development of the Cultural Center. When appropriate, JCCK will solicit gifts through endowments, apply for federal grants, grants from private foundations, and other philanthropists nationwide.

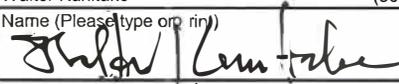
In summary, implementing a plethora of well-planned long term fund sources will enable the Center's sustainability as a gathering place and serve as a cultural hub at the same time. JCCK has prepared Pro Forma Financial Statements accompanied by CPA David Clarke's accountant's Compilation Report

See attached Pro Forma Financial Statements accompanied with a Compilation Report by CPA David Clarke in Appendix B.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Japanese Cultural Center of Kona

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				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9. Preliminary Architectural Work				
10. Civil Engineering & Landscape Architecture work				
11. Preliminary Electrical Engineering work				
12. Mechanical Engineering work				
13. Land Purchase				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	950,000			350,000
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	950,000	Walter Kunitake (808) 938-3624		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0			
(d) Total Private/Other Funds Requested	350,000	Signature of Authorized Official Date 1/17/2026		
TOTAL BUDGET	1,300,000	Walter Kunitake, Chairperson Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: Japanese Cultural Center of Kona

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
None			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
None			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Japanese Cultural Center of Kona

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:2024-2025	FY:2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029
PLANS	120000					
LAND ACQUISITION			550000	350000		
DESIGN	40000		400000			
CONSTRUCTION						
EQUIPMENT						
TOTAL:	160000		950,000	350,000		
JUSTIFICATION/COMMENTS: Seeking funds from private individuals and businesses for land purchase.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Japanese Cultural Center of Kona

Contracts Total: 210,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Site Specific Master Plan	07/01/2026-06/30/2027	DLIR - OCS GIA	State of Hawaii	50,000
2	Plans, Design, and Land Acquisition	07/01/2026-06/30/2028	DLIR - OCS GIA	State of Hawaii	160,000
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Appendix A

Okahara and Associates, Inc. Feasibility Engineering Report
Regarding Lot 2 for the Japanese Cultural Center



Okahara and Associates, Inc.

ENGINEERS AND LANDSCAPE ARCHITECTS

A site visit was conducted on March 7, 2024, from 8 a.m. to noon.

Attendees included Richard Wheelock, Walter Kunitake, Tony Takai, Bruce Meyers, and Chris Rivera. Weather was sunny and partly cloudy.

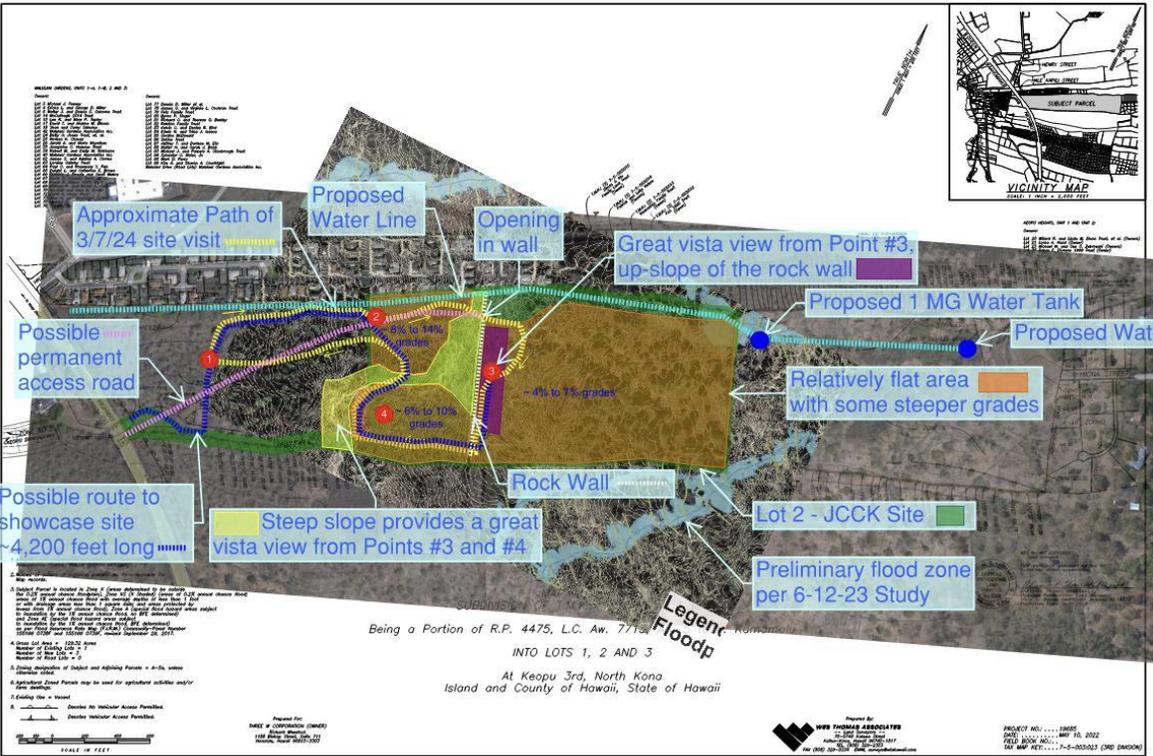
Walter drove the first four listed above in his truck and Chris drove in his truck to Point #1 shown on the site visit map (below) and group walked the rest of the way along the path shown by the yellow dashed line on the map.

1. Point #2: This is the approximate location of where we entered into Lot #2, which is where the north-south road stubout is in the adjacent Malulani Subdivision. This is a relatively flatter area below the steep slope that runs across the site shown in yellow shading.
2. Point #3: This is the flattest area in the site with average grades between 4% to 7% mauka of the rock wall, with some scattered steeper places. The area just above the existing rock wall has a very nice vista viewing area and the area mauka is likely to be the main building area. We discussed cutting down the highs and filling in the lower areas to create a large flat area for the building cluster.
3. Point #4: This is another relatively flat area with average grades between 6% to 10%. We walked along what appears to be a roadway that runs along the top of the steep slope. This area could serve as a viewing area.
4. Possible Showcase Route (light blue dashed line): This would be a graveled road to serve as a temporary access to showcase the site to potential donors. The shown alignment is approximately 4200 feet long and follows grades that will be traversable for cars once it is graveled. Isemoto is possible contractor to track and gravel the road.

200 Kohola Street • Hilo, HI 96720-4323 • (808) 961-5527 • fax (808) 961-5529 • email: hilo@okahara.com

201 Merchant Street, Suite 1650 • Honolulu, HI 96813-2972 • (808) 524-1224 • fax (808) 961-5529 • email: oahu@okahara.com

*Ranked as one of Hawaii's **Best Places to Work** in 2024 by **HawaiiBusiness** magazine*



Appendix B

Pro Forma Financial Statements

CLARKE & ASSOCIATES, LLC

75-240 Nani Kailua Drive Ste 5

Kailua Kona, HI 96740

Ph: (808)331-8150 Fax: (808)331-8154

Accountant's Compilation Report

To The Board of Members of
Japanese Cultural Center of Kona

I have compiled the accompanying pro forma financial information of Japanese Cultural Center of Kona (JCKK) for the years ending December 31, 2030 thru December 31, 2039 as of November 20 2023, reflecting the business' projected financial position and the projected statement of activities for that period. I have not audited or reviewed the accompanying pro forma financial information and, accordingly, do not express an opinion or provide any assurance about whether the pro forma financial information is in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the pro forma financial information in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the pro forma financial information.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of pro forma financial information without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the pro forma financial information.

The objective of this pro forma financial information is to show public and interested parties the feasibility of such a cultural center and to garner support for such endeavor.

Pro forma financial statements are inherently speculative and do not reflect actual past or present performance. Furthermore, they cannot account for all external factors that could affect a company's future performance such as changes in customer preferences or new competition entering the market.

David Clarke, CPA

David Clarke, CPA
Clarke & Associates, LLC

November 20, 2023

Japanese Cultural Center of Kona
Statement of Financial Position Pro Forma
For the Years Ended 2030 thru 2034 and Years 2035 - 2039

Assets		2030	2031	2032	2033	2034	2035-2039
		Projected Year 1	Projected Year 2	Projected Year 3	Projected Year 4	Projected Year 5	Projected Year 6 thru 10
Current Assets							
	Cash and cash equivalents	472,539	34,543	99,414	223,417	350,005	1,715,365
Total Current Assets		472,539	34,543	99,414	223,417	350,005	1,715,365
Long Term Assets							
	Land and buildings	118,800,000	118,800,000	118,800,000	118,800,000	118,800,000	118,800,000
	Investments	0	0	100,000	500,000	1,000,000	14,500,000
Total Long Term Assets		118,800,000	118,800,000	118,900,000	119,300,000	119,800,000	133,300,000
TOTAL Assets		\$ 119,272,539	\$ 118,834,543	\$ 118,999,414	\$ 119,523,417	\$ 120,150,005	\$ 135,015,365
Total Liabilities and Net Assets							
Liabilities							
Total Liabilities							
Net Assets							
	Unrestricted Assets	119,272,539	118,834,543	118,899,414	119,023,417	119,150,005	120,515,365
	Temporarily Restricted Assets	0	0	100,000	500,000	1,000,000	14,500,000
Total Net Assets		119,272,539	118,834,543	118,999,414	119,523,417	120,150,005	135,015,365
TOTAL Liabilities and Net Assets		\$ 119,272,539	\$ 118,834,543	\$ 118,999,414	\$ 119,523,417	\$ 120,150,005	\$ 135,015,365

	2030	2031	2032	2033	2034	2035-2039
REVENUE	Projected Year 1	Projected Year 2	Projected Year 3	Projected Year 4	Projected Year 5	Projected Year 6 thru 10
Admission Fees (Per Person x # Visitors)	\$ 987,500.00	\$ 1,234,375.00	\$ 1,776,800.00	\$ 2,373,850.00	\$ 2,968,240.00	\$ 15,793,944.00
Coffee Sales (#'s of Coffee to be Sold) Based on 10 acres of coffee	\$ 650,000.00	\$ 675,000.00	\$ 721,000.00	\$ 771,358.00	\$ 771,430.00	\$ 2,085,229.00
Concert Hall Income (Net) Flat Fee + 10-20% of tickets	\$ 50,000.00	\$ 52,500.00	\$ 56,825.00	\$ 63,781.25	\$ 66,977.00	\$ 159,573.00
Donations/Sponsors	\$ 100,000.00	\$ 100,000.00	\$ 103,000.00	\$ 110,194.00	\$ 110,204.00	\$ 208,523.00
Events Program sales, Spring Festivals, Art Festivals	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 16,000.00	\$ 17,000.00	\$ 25,000.00
Fundraising (golf tournaments, gala)	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Gift Shop Sales (Net)	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	\$ 90,000.00
Grants	\$ 50,000.00	\$ 50,000.00	\$ 77,300.00	\$ 82,646.00	\$ 99,184.00	\$ 250,228.00
Investment Income Interest on Reserve Account	\$ -	\$ -	\$ 3,000.00	\$ 18,000.00	\$ 51,000.00	\$ 486,000.00
Memberships	\$ 210,000.00	\$ 448,125.00	\$ 692,387.50	\$ 922,048.00	\$ 1,383,890.00	\$ 7,444,269.00
Naming Opportunities Trees	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Hydrogen fuel stations EV will be free of charge	\$ 7,200.00	\$ 14,400.00	\$ 21,600.00	\$ 28,800.00	\$ 36,000.00	\$ 72,000.00
Rental Income Ballroom, ampitheatre	\$ 25,000.00	\$ 35,000.00	\$ 45,000.00	\$ 55,000.00	\$ 65,000.00	\$ 110,000.00
Vending Machines	\$ 12,000.00	\$ 12,000.00	\$ 13,000.00	\$ 13,000.00	\$ 14,000.00	\$ 16,000.00
Total Income	\$ 2,313,700.00	\$ 2,853,400.00	\$ 3,754,912.50	\$ 4,689,677.25	\$ 5,817,925.00	\$ 26,900,766.00

	2030	2031	2032	2033	2034	2035-2039
EXPENSES	Projected Year 1	Projected Year 2	Projected Year 3	Projected Year 4	Projected Year 5	Projected Year 6 thru 10
Reserve Fund - Future renovations/repl	\$ -	\$ -	\$ 100,000.00	\$ 500,000.00	\$ 1,000,000.00	\$ 3,500,000.00
<i>Work up to 6% annual of building cost, equipment, vehicles, mowers, etc</i>						
Tax Preparation Fees - CPA	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 35,000.00
Taxes	\$ 90,426.29	\$ 112,931.78	\$ 149,136.24	\$ 186,967.51	\$ 231,949.29	\$ 1,082,565.83
<i>GE Taxes (ticket sales, sponsorships, membership, RPT)</i>						
Utilities	\$ 300,000.00	\$ 315,000.00	\$ 330,750.00	\$ 347,287.50	\$ 364,651.88	\$ 465,398.46
<i>Sewer/water/gas/cable/electricity (doing PV)</i>						
Total Operating Expenses	\$ 3,043,191.29	\$ 3,253,609.53	\$ 3,596,022.33	\$ 4,183,647.31	\$ 5,213,412.42	\$ 9,788,400.42
Total Net Income (Loss)	\$ (729,491.29)	\$ (400,209.53)	\$ 158,890.17	\$ 506,029.94	\$ 604,512.58	\$ 17,112,365.58

Appendix C

Team Japanese Cultural Center of Kona

Board of Directors

Board of Governors

Archeology

AARCHI, LLC: Glenn Gerard Escott—Owner and Principal Investigator.

Architect

Obayashi Corporation of Japan: Shinji Yamazaki-- Architect Heritage Department.

WCIT Architecture, Inc.: Mark Higa—President and Principal in Charge.

Attorney

Damon Key Leong Kupchak Hastert: Christine Kubota—President.

Capital Campaign

Creative Fundraising Solutions: Elizabeth Lum—Founder and President.

Nakata Advisory, LLC: Unyong Nakata—Founder and Principal.

Scott Lee Mason, Videographer

Construction

Obayashi Corporation of Japan: Toshimi Sato--CEO

Isemoto Contracting Co., Ltd.: Leslie Isemoto—President.

Engineer Civil

Obayashi Corporation of Japan

Okahara and Associates, Inc.: Bruce Meyers, P.E. —Chairman of the Board and Senior Civil Engineer.

Engineer Electrical

Oki Wallace T Pe Inc: Wallace T Oki—Owner and Principal

Engineer Mechanical

Okahara and Associates, Inc.: Tyson Toyama, P.E. – President and Senior Mechanical Engineer.

Engineer Structural

KAI Hawaii, Inc.: Ryan Tanake--President

Environmental

Geometrician Associates, LLC: Dr. Ron Terry—Founder and Principal.

Landscape Architect

Okahara and Associates, Inc.: Irvin Higashi- Senior Landscape Architect.

Planners

William L Moore Planning, LLC: William L. Moore—President.

Glenn Kimura International, Glenn Kimura—President

Note: Prepared January 13, 2026