

Molokai Physical Therapy and Rehabilitation, LLC

130 Ala Malama Ave. Kaunakakai, Hawaii 96748

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NPI 1265056154

Application for Grant-in-Aid Capital Improvement Project Fiscal Year 2027 (July 1, 2026 – June 30, 2027)

Applicant:

Molokai Physical Therapy & Rehabilitation LLC

Mailing Address:

PO Box 398

Kaunakakai, HI 96748

Project Title:

Acquisition of Community-Based Healthcare Facility and ADA-Compliant Rehabilitation Equipment

Amount Requested:

\$450,000

Type of Request:

Capital Improvement Project (CIP)

Operating

Public Purpose:

To support the acquisition of a community-based healthcare facility and essential fixed capital assets to ensure long-term public access to on-island clinical evaluation, triage, care coordination, and rehabilitation services on Molokai, a rural and federally recognized underserved community, in accordance with Chapter 42F, Hawai'i Revised Statutes.

Contact Person:

Genevieve Correa Soares

Title:

Owner / Director, Doctor of Physical Therapy

Phone:

808-650-2339

Email:

g.correa.dpt@gmail.com

Legislative District(s) Served:

Molokai (Maui County)

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

Genevieve Correa Soares



AUTHORIZED SIGNATURE

Genevieve C Soares, Owner/Director
PRINT NAME AND TITLE

16 January 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: Genevieve Correa

DBA/Trade Name: MOLOKAI PHYSICAL THERAPY & REHABILITATION, LLC

Issue Date: 12/28/2025

Status: **Compliant**

Hawaii Tax#:

New Hawaii Tax#:

FEIN/SSN#:

UI#:

No record

DCCA FILE#:

236401

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	Compliant
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

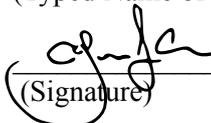
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material 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.

Molokai Physical Therapy & Rehabilitation LLC
(Typed Name of Individual or Organization)


(Signature)

January 16, 2026
(Date)

Genevieve Correa Soares
(Typed Name)

Owner/Director
(Title)

III. Public Purpose

Verify that grant shall be used for a public purpose pursuant to Chapter 42F, Hawai'i Revised Statutes:

Yes

Explanation:

Grant-in-aid funds will be used for a public purpose pursuant to Chapter 42F, Hawai'i Revised Statutes, to support the acquisition of a community-based healthcare facility and essential capital equipment necessary to deliver clinical evaluation, triage and referral support, physical therapy, and rehabilitation services on Molokai, a rural and federally recognized underserved area.

The capital assets supported by this request will ensure long-term public access to essential healthcare services, improve ADA accessibility for individuals with mobility limitations, and reduce long-term operating costs to support the sustainable delivery of care to the general public.

The facility and equipment will be used solely to advance public health and healthcare access and will not support any private or sectarian educational institution.

Executive Summary: CAPITAL GRANT-IN-AID (FY 2027)

Applicant: Molokai Physical Therapy & Rehabilitation LLC

Request: \$450,000 | Capital Improvement Project

Purpose of the Request

This Capital Grant-in-Aid request supports the acquisition of a community-based healthcare facility and ADA-compliant rehabilitation equipment to ensure continued, reliable access to on-island clinical evaluation, triage, care coordination, and rehabilitation services on Molokai, a rural and federally recognized underserved community.

Why This Matters

Molokai's healthcare system operates with limited service redundancy, making the stability of resident-owned and operated healthcare providers critical to continuity of care. When a single access point is disrupted, residents may experience delayed assessment, increased emergency department and urgent care utilization, or costly off-island travel. Securing permanent healthcare infrastructure ensures that essential services remain available, accessible, and dependable for the community.

Public Purpose

Grant-in-aid funds will be used solely for a public purpose pursuant to Chapter 42F, Hawai'i Revised Statutes, by:

- Securing long-term public access to essential clinical evaluation, triage, and rehabilitation services
- Improving ADA accessibility and patient safety
- Reducing long-term operating risk associated with currently rented facilities
- Supporting continuity of care for kūpuna, individuals with disabilities, and residents managing chronic, post-operative, or mobility-limiting conditions

The facility and equipment will not support any private or sectarian educational institution.

Community Impact

The project strengthens Molokai's healthcare system by:

- Providing a stable, on-island access point for timely clinical evaluation, assessment, and care coordination
- Supporting appropriate triage, prioritizing effective on-island intervention when clinically appropriate and efficient referral to higher levels of care when necessary
- Reducing unnecessary off-island travel and associated downstream healthcare costs

Sustainability and Stewardship

Facility acquisition will stabilize long-term costs by transitioning from a rented facility to permanent ownership and support sustainable operations through patient service revenue and community-based programming. All capital assets will be maintained and used exclusively for public-serving healthcare purposes. The facility will continue to support workforce development and clinical training aligned with rural primary care and rehabilitation needs.

Summary

This request represents a strategic investment in Molokai's locally owned healthcare infrastructure, reinforcing early access to evaluation, appropriate triage, coordinated care, and rehabilitation services in a rural island community where each essential provider plays a critical role in public health delivery.

II. Background and Summary

1. Applicant Background

Applicant Background and Capacity

The applicant is a locally operated, Molokai resident–owned and operated clinic that has provided clinical evaluation, triage/referral support, physical therapy, and rehabilitation services to residents of Molokai since 2020. The organization was established to address critical gaps in access to **on-island clinical evaluation, triage/referral support, rehabilitation, and care coordination** in a rural and underserved setting, with an emphasis on early access, functional recovery, and community-based delivery.

Since opening, the clinic has provided more than **10,000 patient visits** and has functioned as a consistent point of access for **clinical evaluation and triage that supports care coordination, treatment, and referral** across on-island and off-island providers. Services are available to the general public and include care for individuals with chronic conditions, mobility impairments, post-operative needs, and neurological conditions. The clinic routinely supports patients who interface with regional healthcare systems, requiring effective coordination and continuity of care.

The applicant is led by a licensed Doctor of Physical Therapy with extensive experience in clinical evaluation and triage/referral support, rural healthcare delivery, clinical education, and healthcare systems integration. The organization has demonstrated capacity to manage clinical operations, comply with regulatory requirements, and responsibly steward facilities used for public-serving healthcare purposes.

In addition to clinical operations, the applicant supports local workforce development by teaching in-person Anatomy and Physiology courses through the University of Hawai'i Maui College, Molokai Education Center. This role provides Molokai residents with access to required healthcare prerequisites without leaving the island, supporting early exposure to health professions and the development of homegrown clinicians who are more likely to remain and serve the community long term.

The clinic currently operates from a centrally located facility in town on Molokai and seeks capital support to secure permanent healthcare infrastructure and improve accessibility through acquisition of the facility and procurement of ADA-compliant rehabilitation equipment. This investment will support long-term continuity of essential healthcare services for the Molokai community.

Following stabilization of permanent infrastructure, the applicant plans to initiate a post-doctoral training program in first-contact musculoskeletal evaluation, triage, and care coordination, with an anticipated start date of January 2028. This program will focus on preparing physical therapists to deliver high-quality first-contact musculoskeletal evaluation, triage, and care coordination in rural and underserved settings, with an emphasis on access, efficiency, and coordination across healthcare systems.

The training program is designed to:

- Support workforce development in rural and underserved communities
- Improve healthcare efficiency and reduce downstream costs through early, appropriate care
- Prepare participating graduates to contribute to similar community-based clinics and healthcare systems beyond Molokai

By investing in both infrastructure and workforce development, the applicant aims to create a sustainable model that strengthens local access while contributing to broader healthcare system capacity through the training of future physical therapists prepared for first-contact evaluation, triage, and care coordination in rural and underserved settings. **This approach will support Molokai healthcare organizations and clinics in their ability to provide additional high-quality, coordinated services to the community, improving access, continuity of care, and long-term health outcomes for Molokai residents.**

2. Goals and Objectives of the Request

Goal

The goal of this capital request is to secure permanent healthcare infrastructure necessary to sustain the delivery of accessible **clinical evaluation and triage/referral support, physical therapy, and rehabilitation services** on Molokai, a rural and underserved community with limited healthcare resources.

Objectives

To achieve this goal, the applicant will pursue the following objectives:

1. **Acquire the clinic facility** to ensure long-term, stable public access to essential healthcare services and prevent displacement or service interruption in a rural setting with limited commercial healthcare space.
2. **Reduce facility-related financial uncertainty** by transitioning from short-term or variable occupancy arrangements to permanent ownership, thereby strengthening organizational sustainability and allowing resources to be directed toward patient care and service continuity.
3. **Purchase ADA-compliant rehabilitation equipment**, including electronic parallel bars and a wheelchair-accessible stepper, to improve safety, accessibility, and functional outcomes for individuals with mobility impairments, neurological conditions, post-operative needs, and chronic disease-related limitations.

These capital investments will **strengthen local healthcare infrastructure**, support workforce stability, and ensure that **clinical evaluation and triage/referral support, physical therapy, and rehabilitation services** remain consistently available **to the Molokai community**, particularly for individuals who face geographic, financial, or functional barriers to care.

3. Public Purpose and Need

This capital request serves a clear public purpose pursuant to **Chapter 42F, Hawai'i Revised Statutes**, by supporting the acquisition of a healthcare facility and ADA-compliant rehabilitation equipment necessary to deliver accessible **clinical evaluation and triage/referral support, physical therapy, and rehabilitation services** on Molokai, a rural and underserved community with limited healthcare infrastructure. Facility instability and constrained clinical space pose ongoing risks to continuity of care and public access to essential clinical evaluation and triage/referral support, physical therapy, and rehabilitation services.

Public Purpose

- Ensure long-term, reliable public access to clinical evaluation and triage/referral support, physical therapy, and rehabilitation services
- Improve accessibility and safety for individuals with physical limitations
- Support continuity of care in a rural, underserved community

Identified Community Need

- Limited on-island healthcare infrastructure and clinical space
- Risk of service disruption without permanent healthcare facilities
- Ongoing demand for accessible, on-island clinical evaluation and triage/referral support, physical therapy, and rehabilitation services

Permanent acquisition of the clinic facility will ensure stable, long-term access to healthcare services for Molokai residents. Procurement of ADA-compliant rehabilitation equipment will enhance safety, accessibility, and functional mobility for:

- Kūpuna
- Individuals with disabilities
- Patients recovering from injury, surgery, or chronic illness

Broader Public Benefit

Securing permanent healthcare infrastructure also supports a stable, community-based clinical training environment that prepares homegrown clinicians in the State of Hawai'i to serve rural and underserved populations. These capital investments strengthen local healthcare capacity, reduce reliance on off-island services, and support a sustainable workforce pipeline aligned with the long-term health needs of the Molokai community.

4. Target Population to Be Served

The target population includes residents of Molokai who require access to clinical evaluation and triage/referral support, physical therapy, and rehabilitation services, including individuals with chronic conditions, mobility impairments, post-operative and neurological needs, and functional limitations. Capital investments will benefit kūpuna, adults, and individuals with disabilities by ensuring safe, accessible, and consistent access to services available to the general public.

5. Geographic Area to Be Served

The geographic area to be served is the island of Molokai, located within the County of Maui, State of Hawai'i. Molokai is a rural island community with limited healthcare infrastructure and restricted access to specialty and rehabilitation services. Capital investments in a permanent healthcare facility and ADA-compliant rehabilitation equipment will serve residents across the island by ensuring stable, long-term access to clinical evaluation and triage/referral support, physical therapy, and rehabilitation services available to the general public.

By supporting a consistent point of access for evaluation and care, these investments enable timely triage to the appropriate provider at the appropriate time, reducing delays in care, minimizing unnecessary referrals or off-island travel, and helping to contain overall healthcare costs for individuals and the healthcare system.

V. Service Summary & Outcomes

1. Service Summary / Scope of Work

Approach, Tasks, and Responsibilities

The applicant will carry out capital activities to secure and improve the physical infrastructure necessary to deliver accessible **clinical evaluation and triage functions that support care coordination**, physical therapy, and rehabilitation services **to residents of Molokai**. These capital investments are intended to ensure long-term, stable public access to essential healthcare services and to support effective, community-based delivery of care.

Capital Activities

- Acquisition of the clinic facility to ensure long-term continuity of care and public access
- Procurement of ADA-compliant rehabilitation equipment, including:
 - Electronic parallel bars
 - Wheelchair-accessible stepper

Implementation and Oversight

- Oversee all acquisition and procurement processes
- Ensure compliance with applicable state and local requirements
- Integrate capital assets into ongoing clinical operations

Community Impact

- Enhance accessibility, safety, and continuity of care
- Serve individuals with:
 - Mobility limitations
 - Neurological conditions
 - Post-operative needs
 - Chronic disease–related impairments

The applicant has operated the clinic on Molokai since 2020, and has been embedded in the community since 2019. Since opening, the clinic has provided more than **10,000 patient visits**, including over **2,300 visits in 2025**, demonstrating sustained utilization, operational capacity, and readiness to steward permanent healthcare infrastructure. The applicant resides in Ho'olehua and maintains strong community ties that support responsible, long-term use of the facility.

Once stabilized, the facility will function as a consistent, community-based access point for evaluation, treatment, and care coordination. By strengthening the quality and consistency of clinical assessment, the project will **support clinical evaluation that facilitates appropriate triage and referral**, prioritizing effective on-island intervention when clinically appropriate and **enabling** timely referral to off-island specialty or acute care services when necessary. This approach supports early identification of functional limitations, reduces delays in care, promotes appropriate utilization of healthcare resources, and helps minimize avoidable emergency department use and unnecessary off-island travel, aligning with public health goals to improve access, enhance care coordination, reduce downstream costs, and support equitable healthcare delivery for Molokai residents.

Workforce and Sustainability

- Experience training doctoral-level learners
- Mentorship of local high school students
- Ongoing staff development within the clinic
- Once established, the planned fellowship program will be designed to be financially viable through clinical service delivery and workforce participation, supporting long-term sustainability without reliance on additional capital grant funding.

All capital assets will be used exclusively for public benefit to advance healthcare access on Molokai.

2. Projected Timeline (FY 2027)

July–September 2026: Finalize acquisition planning and equipment procurement.

October–December 2026: Complete facility acquisition and equipment purchase.

January–June 2027: Install, integrate, and utilize capital assets to support public access to services.

3. Quality Assurance and Evaluation

Measures of effectiveness for this capital request will focus on **public utilization, access, safety, and stewardship** of the facility and ADA-compliant rehabilitation equipment supported by grant funds. Evaluation activities will demonstrate that capital assets are actively and appropriately used to support community-based healthcare delivery on Molokai.

Key Metrics Tracked

- Number of patients served
- Total patient visits
- Utilization of ADA-compliant rehabilitation equipment
- Use of the facility for community-based exercise, wellness, and public health programming

Quality Assurance Framework

- Guided by evidence-informed standards and best practices for first-contact musculoskeletal evaluation, triage, and care coordination within physical therapy, including evidence-informed frameworks promoted by the American Physical Therapy Association (APTA) and related best-practice guidance for first-contact musculoskeletal care.
- Facility use and clinical workflows will emphasize:
 - Patient safety
 - Appropriate assessment and triage
 - Care coordination across on-island and off-island providers

Evaluation and Continuous Improvement

- Patient feedback related to:
 - Access
 - Safety
 - Facility use
- Ongoing collaboration with medical facilities and community partners to support:
 - Appropriate referral pathways
 - Continuity of care

These measures will ensure responsible stewardship of public funds and demonstrate that capital investments improve access, support appropriate utilization of healthcare resources, and advance community health outcomes for Molokai residents.

4. Measures of Effectiveness

Measures of effectiveness will focus on **utilization and public access** to the facility and capital assets supported by grant funds. Reported outcomes will demonstrate that the funded infrastructure is actively used to support community-based healthcare delivery and public health activities on Molokai.

Reported Measures

- Number of new patients served
- Number of follow-up visits
- Total patient visits
- Number of exercise or wellness classes conducted
- Utilization of ADA-compliant rehabilitation equipment
- Use of the facility to support:
 - Department of Health services
 - Community health events

Additional Evaluation

- Patient feedback related to:
 - Access
 - Safety
 - Facility use

Measures may be adjusted if the level of appropriation differs from the amount requested.

IV. Financial Information

1. Budget (Attach applicable forms)

- x Budget Request by Source of Funds
 - Personnel Salaries and Wages
 - Equipment and Motor Vehicles
- x Capital Project Details (if applicable)
- x Government Contracts, Grants, and Grants-in-Aid

2. Anticipated Quarterly Funding Request (FY 2027)

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$400,000.00	\$50,000.00	\$0.00	\$0.00	\$450,000.00

3. Other Sources of Funding (FY 2027)

Maui County Office of Economic Development (OED) workforce development grant with approved carryover into FY 2027. Funds are restricted to training activities and do not overlap with the capital request in this application.

4. Tax Credits (Past 3 Years or Pending)

No state or federal tax credits received or pending.

5. Government Contracts, Grants, or GIA (Past 3 Years)

Maui County Office of Economic Development (OED) Workforce Development Grant (FY 2026). Active with approved carryover into FY 2027. Funds are restricted and do not overlap with this capital request.

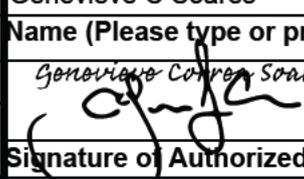
6. Unrestricted Current Asset Balance

(as of December 31, 2025) Pending year-end reconciliation; excludes restricted grant funds.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Molokai Physical Therapy & Rehabilitation LLC

	BUDGET CATEGORIES	Total State	Total Federal	Total County	Total Private/Other
		Funds Requested	Funds Requested	Funds Requested	Funds Requested
		(a)	(b)	(c)	(d)
A.	PERSONNEL COST				
	1. Salaries	0	0	0	0
	2. Payroll Taxes & Assessments	0	0	0	0
	3. Fringe Benefits	0	0	0	0
	TOTAL PERSONNEL COST	0	0	0	0
B.	OTHER CURRENT EXPENSES				
	1. Airfare, Inter-Island	0	0	0	0
	2. Insurance	0	0	0	0
	3. Lease/Rental of Equipment	0	0	0	0
	4. Lease/Rental of Space	0	0	0	0
	5. Staff Training	0	0	0	0
	6. Supplies	0	0	0	0
	7. Telecommunication	0	0	0	0
	8. Utilities	0	0	0	0
	TOTAL OTHER CURRENT EXPENSES	0	0	0	0
C.	EQUIPMENT PURCHASES	0	0	0	0
D.	MOTOR VEHICLE PURCHASES	0	0	0	0
E.	CAPITAL	450,000			
	1. Land and Building	400,000			
	2. procurement of ADA-compliant rehabilitation equipment/access	50,000			
TOTAL (A+B+C+D+E)		450,000			
SOURCES OF FUNDING			Budget Prepared By:		
	(a) Total State Funds Requested	450,000	Genevieve C Soares		(808)650-2339
	(b) Total Federal Funds Requested	0	Name (Please type or print)		Phone
	(c) Total County Funds Requested	0	<i>Genevieve Correa Soares</i>		
	(d) Total Private/Other Funds Requested	0			16 Jan 2026
			Signature of Authorized Official		Date
			Genevieve C Soares Doctor of Physical Therapy, Owner		
TOTAL BUDGET		450,000	Name and Title (Please type or print)		

Period: July 1, 2026 to June 30, 2027

Applicant: Molokai Physical Therapy & Rehabilitation LLC

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Owner / Director (Capital Oversight)	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
---	0	\$0.00	0.00%	\$ -
TOTAL:				0.00

JUSTIFICATION/COMMENTS: This is a Capital Grant-in-Aid request. No grant funds are requested or will be used for personnel salaries, wages, benefits, or staffing costs. All project oversight, administration, and compliance related to the capital asset will be provided using existing organizational capacity. State funds requested under this application are limited solely to eligible capital purposes in accordance with Chapter 42F, Hawai'i Revised Statutes.

Applicant: Molokai Physical Therapy & Rehabilitation LLC

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
TOTAL:	0	\$0.00		0

JUSTIFICATION/COMMENTS:

No grant-in-aid funds are requested or will be used for movable equipment under this application. This Capital Grant-in-Aid request is limited to eligible capital purposes, including real property acquisition and fixed capital improvements necessary to support the delivery of essential healthcare services. Accordingly, all values in this section are intentionally listed as \$0.

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
Not applicable	0.00	\$0.00	\$ -	
TOTAL:	0	0		0

JUSTIFICATION/COMMENTS:

No grant-in-aid funds are requested or will be used for the acquisition or lease of motor vehicles. This Capital Grant-in-Aid request does not include motor vehicle purchases, and all values in this section are intentionally listed as \$0.

Applicant: Molokai Physical Therapy & Rehabilitation LLC

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: 2022-2023	FY: 2023-2024	FY:2024-2025	FY:2024-2025	FY:2025-2026	FY:2026-2027
PLANS	0	0	0	0	0	0
LAND ACQUISITION	0	0	0	0	0	400,000
DESIGN	0	0	0	0	0	0
CONSTRUCTION	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	50,000
TOTAL:						450,000
<p>JUSTIFICATION/COMMENTS: This capital request supports the acquisition of an existing healthcare facility and essential ADA-compliant rehabilitation equipment used to provide publicly accessible clinical evaluation, triage/referral support, physical therapy, and rehabilitation services on Molokai. Permanent ownership will mitigate the risk of service disruption, stabilize long-term operating costs, and secure essential healthcare infrastructure in a rural community with limited service redundancy. These investments ensure continued public access, improved accessibility for individuals with mobility limitations, and reduced reliance on off-island care.</p>						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Molokai Physical Therapy & Rehabilitation LLC

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Strengthening Molokai: Advancing Community Health Through Workforce Development and Diabetes Care	September 11, 2025 - October 31, 2026	Office of Economic Development (OED), County of Maui	County of Maui	\$116,300.00
	End of contracts	---	---	---	---

The OED grant supports workforce development and diabetes-related community health activities and does not fund capital acquisition or fixed assets. There is no duplication of funding with this Capital Grant-in-Aid request.

V. Experience and Capability

1. Skills, Experience, and Qualifications

The applicant is led by a licensed Doctor of Physical Therapy with extensive clinical, educational, and leadership experience relevant to the development, stewardship, and sustainability of healthcare infrastructure in a rural and underserved community.

Clinical and Operational Expertise

- Doctor of Physical Therapy (DPT), earned in 2012
- Former licensed Emergency Medical Technician (California)
- Three years of Ski Patrol experience, providing applied experience in emergency response, clinical triage, and risk management in austere and rural environments

The applicant has demonstrated the capacity to plan, implement, and oversee complex clinical environments that prioritize safety, access, and continuity of care.

Primary Care, Prevention, and Systems-Based Practice

- Previous Certification through the American College of Sports Medicine (ACSM)
- Experience in diabetic education and health promotion
- Emphasis on prevention, wellness, and functional independence within primary care and community health models
- **Completed a fellowship in Musculoskeletal Primary Care**, training within interprofessional healthcare settings alongside physicians (MD, DO), physician assistants (PA), and nurse practitioners (NP)
- Fellowship experience included participation in **clinical assessment, triage, and care coordination** supporting emergency department, primary care, and urgent care workflows, with a focus on appropriate referral, early intervention, and efficient use of healthcare resources

This training supports a systems-based approach to care delivery that emphasizes patient safety, appropriate utilization, and coordination across levels of care.

Professional Leadership and Policy Engagement

- Invited national speaker for the American Physical Therapy Association (APTA) Certificate in Primary Care
- Former Delegate, Hawai'i Chapter of the American Physical Therapy Association (APTA)
- Contributions to policy initiatives supporting rural healthcare delivery and the integration of physical therapists into primary care teams

Educational Leadership and Program Development

- Seven years as adjunct faculty at the University of the Pacific
- Served as accrediting adjunct faculty supporting the development of Hawai'i's first Doctor of Physical Therapy program at Hawai'i Pacific University
- Previously taught Primary Care Physical Therapy at Hawai'i Pacific University
- Subsequently stepped down from this role to prioritize Molokai-based workforce development, including teaching in-person Anatomy and Physiology courses through the UH Maui College Molokai Education Center, providing local students access to required healthcare prerequisites without leaving the island

These roles required familiarity with accreditation standards, facilities planning, institutional compliance, and clinical education infrastructure.

Advanced Clinical Training and Recognition

- Completed a 21-month fellowship in musculoskeletal primary care and manual therapy
- Completed a 9-month residency in acute rehabilitation with specialization in Proprioceptive Neuromuscular Facilitation (PNF)
- Named **Alumni of the Year (2023)** by the University of the Pacific Doctor of Physical Therapy program in recognition of professional leadership and service

Research and Community Context

- Currently completing a Doctor of Education (EdD) July 2026
- Dissertation research focused on strengthening primary care delivery through community-informed and culturally responsive approaches on Molokai

The applicant brings a community-centered and values-driven approach to healthcare delivery, informed by her background and lived experience, and maintains long-term residence on her husband's family homestead in Ho'olehua. This grounding supports accountability, continuity, and responsible stewardship of public-serving healthcare infrastructure.

Collectively, the applicant's experience demonstrates the capacity to responsibly manage capital assets, oversee facility acquisition and development, and ensure that publicly funded infrastructure is used to support long-term, equitable healthcare access for the Molokai community.

2. Facilities

The applicant currently operates from a centrally located facility on Molokai situated on a **0.27-acre parcel**. The existing building comprises approximately **4,600 square feet** and was originally constructed in **1941**, first serving as a commissary and later as Molokai's family-owned drug store. The facility has long functioned as a community-serving commercial space and remains well suited for healthcare use.

Existing Facility

- Centrally located within town on Molokai
- Approximately 4,600 square feet on a 0.27-acre parcel
- Constructed in 1941 with a long history of community-serving use
- Adaptable layout appropriate for healthcare and rehabilitation services

Current Use and Tenure

- Occupied under a subsidized lease arrangement of **\$2,500 per month**
- Lease has supported the continued delivery of essential healthcare services to the Molokai community
- Property owner expressed willingness to sell the facility to the applicant (*Letter of Intent included*)
- The applicant is in active discussions with the property owner and prepared to proceed pending funding.
- Permanent acquisition of the property will secure long-term healthcare infrastructure and ensure continuity of essential services for the Molokai community

Planned Improvements

- **State Historic Preservation Division (SHPD) and Special Management Area (SMA) approvals for interior improvements were obtained as of April 2025**
- Approved improvements allow for modernization of the interior while maintaining the historical integrity of the facility
- **Interior build-out planning has been initiated and is currently in progress**, with proposed improvements to include:
 - Five private treatment rooms
 - A post-doctoral and workforce development classroom
 - A wellness and exercise space
- Implementation of interior improvements will proceed in accordance with approved SHPD and SMA conditions
- The applicant has already invested significant sweat equity and personal financial resources to improve and expand the usability of the space in preparation for long-term healthcare use

Accessibility and Community Access

- Located within town and accessible by public transportation
- Situated less than **100 feet from a Maui Economic Opportunity (MEO) bus stop**
- Supports access for:
 - Molokai Residents
 - Kūpuna
 - Individuals with disabilities
 - Residents relying on public transit or centralized services

Acquisition of the facility will provide long-term stability, improved accessibility, and sustainable delivery of essential healthcare services in a rural and underserved community.

VII. Personnel: Project Organization and Staffing

1. Proposed Staffing and Qualifications

The applicant will utilize **existing staff and organizational capacity** to administer and steward the proposed capital asset. *External licensed vendors and contractors will be engaged as needed for property acquisition, ADA improvements, and equipment installation.* **No new staffing positions are required** to carry out the Capital Improvement Project.

Oversight and accountability are provided by the Owner and Director, a Hawai'i-licensed Doctor of Physical Therapy with extensive experience in clinical practice, supervision, healthcare administration, and rural service delivery. Licensed clinical staff and administrative support operate under established supervision, licensure, and compliance policies. Program support roles, including massage therapists, physical therapy technicians, interns, and wellness instructors, function under appropriate supervision and do not hold responsibility for capital management or grant compliance.

2. Organization Chart

The applicant operates as a small, community-based healthcare organization with a **centralized management and supervision structure** appropriate to the scope of the capital request. Oversight of the capital asset, compliance, and long-term stewardship rests with the Owner and Director.

Organizational Structure:

- **Owner / Director**
(Project Oversight, Compliance, Capital Asset Stewardship)
 - **Licensed Clinical Staff**
(Physical Therapists/Physical Therapy Assistants)
 - **Administrative Support**
(Office Management, Billing, Compliance)
 - **Program Support & Supervised Roles**
 - Massage Therapists / Lōmīlōmī Practitioners
 - Physical Therapy Technicians
 - Clinical Interns / Students
 - Wellness & Movement Instructors
 - **External Licensed Vendors / Contractors**
As needed for capital acquisition, ADA improvements, and equipment installation

This structure ensures direct accountability for capital asset management while supporting supervised service delivery, training, and community-based programs within the facility. All program support roles operate under the supervision and policies established by the Owner and Director.

3. Compensation (List annual salary range for top three positions by title)

The applicant complies with the compensation disclosure requirements pursuant to Chapter 42F, Hawai'i Revised Statutes. As a small, community-based healthcare organization, compensation reflects a combination of salaried and per-visit contractual arrangements appropriate to the organization's current operational scale. No grant funds will be used for personnel compensation.

The current compensation structure for the highest compensated positions is as follows:

Position Title	Compensation Structure	Annualized Range (Estimated)
Owner / Director (Doctor of Physical Therapy)	Owner draw / retained earnings (non-salaried)	Not Applicable
Licensed Physical Therapist	Per-visit compensation (contractual)	Variable, based on service volume
Office Manager / Administrative Support	Hourly (W-2)	\$31,200 – \$41,600

The Owner / Director also provides clinical services as a licensed physical therapist; however, **no grant funds are used for owner or staff compensation**. All project oversight, administration, and compliance related to the capital asset will be provided using existing organizational capacity. State funds requested under this application are limited solely to eligible capital purposes in accordance with Chapter 42F, Hawai'i Revised Statutes.

Compensation levels are determined by service volume, reimbursement timing, and operational capacity. The organization utilizes sweat equity and phased compensation during its early growth stage to ensure continuity of care in a rural, underserved community. No additional officers or employees receive compensation exceeding those listed above.

VII. Other Information

1. Litigation

None

Yes (explain) N/A

2. Licensure or Accreditation

The applicant operates in compliance with all applicable state licensure and regulatory requirements. Clinical services are provided by licensed physical therapists in good standing with the Hawai'i Board of Physical Therapy, and the clinic maintains all required business registrations and professional licenses necessary to operate in Hawai'i.

3. Private Educational Institution

Not applicable

Sectarian

Non-sectarian

Explanation (if applicable): N/A

4. Future Sustainability Plan

Following FY 2027, the facility and capital assets supported by this request will continue to be used to deliver essential, community-based clinical evaluation and triage/referral support, physical therapy, and rehabilitation services to the Molokai community. Permanent acquisition of the facility will reduce long-term occupancy risk, stabilize operating costs, and provide a reliable foundation for sustained healthcare delivery in a rural and underserved setting.

Sustainability Strategy

- Ongoing operations will be supported through patient service revenue and community-based programming
- Stable facility ownership will improve financial predictability and reduce vulnerability to lease-related disruptions
- ADA-compliant rehabilitation equipment will remain integrated into routine clinical care to support access, safety, and appropriate utilization

Evidence-Informed Primary Care Approach

This project supports an evidence-informed evolution in primary care delivery, with physical therapists increasingly integrated into **clinical evaluative and triage functions that support appropriate care coordination** within interdisciplinary primary care teams. Research and implementation experience from healthcare systems across the United States—including **Kaiser Permanente, Federally Qualified Health Centers, and the U.S.**

Department of Veterans Affairs—demonstrate improved access, appropriate utilization of healthcare resources, and reduced downstream costs when physical therapists function as part of interdisciplinary primary care teams. The proposed facility and capital assets enable implementation of this established approach within a rural, community-based setting on Molokai.

Workforce and System Sustainability

- The facility will continue to serve as a site for workforce development, including clinical education and training activities aligned with rural primary care needs
- Once established, the planned post-doctoral Musculoskeletal Primary Care Fellowship for Physical Therapists will be designed to be financially viable through supervised clinical service delivery focused on evaluation, triage, referral, and workforce participation, without reliance on additional capital grant funding.
- These efforts will contribute to a sustainable pipeline of locally trained clinicians and support continuity of care on Molokai

Public Benefit and Stewardship

- Capital assets will be maintained and used exclusively for public-serving healthcare purposes
- The facility will continue to function as a community-based access point supporting appropriate assessment, triage, care coordination, and referral
- Long-term use of the facility will support Molokai healthcare organizations and clinics in their ability to provide additional high-quality, coordinated services to the community

This approach ensures responsible stewardship of public funds while supporting durable, long-term healthcare access and system capacity for Molokai residents.

MSM Joint Venture, Inc.
P. O. Box 558
Kaunakakai, HI. 96748

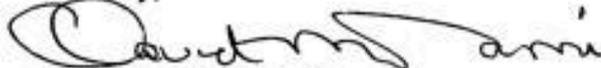
January 11, 2026

Ms. Genevive Correa Soares, DPT
Molokai Physical Therapy and Rehabilitation, LLC
P. O. Box 398
130 Ala Malama Street
Kaunakakai, HI 96748

Dear Dr. Correa Soares:

This letter confirms that **MSM Joint Venture, Inc.**, owner of the property currently rented by **Molokai Physical Therapy & Rehabilitation LLC** under a subsidized rental arrangement, has expressed its willingness to sell the property to the tenant. The rent has supported the continued delivery of essential, community-based healthcare services to the Molokai community. MSM Joint Venture Inc. is aware that the tenant operates as a locally owned provider serving a rural and underserved population and recognizes that permanent acquisition of the facility would promote long-term stability, continuity of care, and responsible stewardship of healthcare infrastructure used for public benefit. Discussions regarding the sale are ongoing and subject to customary conditions and completion of final documentation. This letter is non-binding and provided to document the owner's good-faith intent.

Sincerely,



David T. Mikami, Co-Owner

Final Acknowledgment and Certification

Molokai Physical Therapy & Rehabilitation LLC respectfully submits this Capital Grant-in-Aid application for legislative consideration. All information provided in this application and the attached Executive Summary is accurate to the best of the applicant's knowledge, and all requested funds will be used solely for the public purposes described herein, in compliance with Chapter 42F, Hawai'i Revised Statutes.

Submitted with respect for legislative consideration and the public stewardship entrusted to the State of Hawai'i.

X. Authorized Signature

Applicant Organization: Molokai Physical Therapy & Rehabilitation LLC

Printed Name: Genevieve Correa Soares

Title: Doctor of Physical Therapy/Owner

Signature:  Genevieve Correa Soares

Date: January 16 2026

Authorized Signature