

House District 26

Senate District 13

THE TWENTY-NINTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Recipient" means any organization or person receiving a grant.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:  
Pacific Gateway Center

Dba: Pacific Gateway Center

Street Address: 723-C Umi Street, Honolulu, HI 96819

Mailing Address: 723-C Umi Street, Honolulu, HI 96819

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name TIN MYAING THEIN, PHD

Title Executive Director

Phone # 808 851-7010

Fax # 808 851-7007

E-mail myaing2@pacificgatewaycenter.org

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL
- OTHER

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

HISTORIC 83 NO. KING STREET BUILDING: IMPROVING THE BUILDING FOR PUBLIC PURPOSE

4. FEDERAL TAX ID #:

5. STATE TAX ID #:

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2018: \$ 152,820

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 0

FEDERAL \$ 0

COUNTY \$ 0

PRIVATE/OTHER \$ 0

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

AUTHORIZED SIGNATURE

DR. TIN MYAING THEIN, PHD  
NAME & TITLE

DATE SIGNED

1/20/17



RECEIVED  
1/20/17

## Application for Grants

*If any item is not applicable to the request, the applicant should enter "not applicable".*

### I. 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;

Since its inception in 1973, Pacific Gateway Center (PGC), a community-based non-profit, has been devoted to empowering immigrants, refugees, (includes human trafficking victims) and low-income residents. Innovative strategies and commitment to providing programs and delivery of social services, economic development and education and training initiatives have helped us achieve our mission of leading these disadvantaged groups to self-sufficiency. Founded by 3 churches in Kalihi (St. Elizabeth's Church, Kaumakapili Church and Aldersgate Church) in response to the influx of Vietnamese refugees to Hawaii after the Vietnam War, PGC's greatest strength has been its adherence to a strong, clear mission.

PGC is Hawaii's Refugee Resettlement Agency, partner agency in Hawaii to USCRI (United States Committee for Refugees and Immigrants) in Washington DC for past 20 years. PGC resettles primarily trafficked victims in farm labor.

PGC administers federal programs such as Reception and Placement, Matching Grant, and Per Capita Programs to refugees (includes human trafficking victims). In general, these programs provide comprehensive case management with a goal of achieving early self-sufficiency. Programs provide basic and core services, cash assistance, enrollment in public benefits, community and cultural orientations, medical, legal, immigration services. 8o8HALT.com, an outcome of PGC's award as a Rescue & Restore awardee, has online educational outreach videos translated in several languages related to human trafficking. We also provide immigration and notary services and are now attempting to renew its BIA (Board of Immigration Appeals) recognition and having on staff a BIA accredited representative.

Special PGC programs (social enterprises) include its Hawaii Language Bank (interpreters and translators in 30 languages) to ensure language access to the limited-English proficient; Culinary Business Incubator with 11 certified prep and baking kitchens to support small food start-ups that help about 100 entrepreneurs per year of which over 50% are low income; 83 No. King historic Chinatown building for business incubation of The Pig & the Lady, whose owners are a refugee Vietnamese family, and to create jobs; fully-funded ESL and citizenship programs; Nā Kūpuna Makamae, an education and resource center for the elderly, located at the restored, historic Pumping Station in Kaka'ako.

PGC Farms in Kunia currently support 27 trafficked farmers and their families (over 100 with family derivatives) with federal funding assistance; refugee farms are located on O‘ahu, Kauai, and the Big Island. PGC successfully resettled last year one (1) human trafficking survivor on Maui. Support includes land prep, technical assistance, marketing, food manufacturing (value-added products) and financial literacy. ESL and tutoring support for children of trafficking survivors are also offered.

PGC operations are primarily based in Kalihi at 723-C Umi Street, Honolulu but services are also offered at its historic 83 No. King Street building where The Pig & the Lady Restaurant is housed at Lemongrass Café on the ground floor; a culinary educational incubator on the 2<sup>nd</sup> floor, and English-as-a Second Language and Citizenship classes on the 3<sup>rd</sup> floor; at Nā Kūpuna Makamae, an education and resource center for the community’s kūpuna located at the historic pump station at 653 Ala Moana Boulevard, and PGC Farms located on leased land in Kunia.

All of our programs collectively service over 5,000 clients per year. Since 1/1/2010, we have served close to 700 refugees and their families.

**2. The goals and objectives related to the request;**

The requested funding for \$ 152,820 is for capital improvement to the architecturally historic 83 No. King Street building (See Attachment A “Historic Building”). The TMK to this property is RP 1-1-7-002-008-0000-000 and it is listed in the Hawaii State Register of Historic Places as part of the designation *Chinatown Historic District*.

The **goals** of this request are to:

- A. Ensure proper stewardship of this historically significant building where maintenance and attentive conservation are needed to protect and uphold the exterior and interior of building; and
- B. Uphold the intent of the building and of funders of the building to advance PGC’s mission to provide immigration services and job creation to immigrants, refugees, and low-income.

The **objectives** of this request are to:

- A. Correct and stabilize on-going issues with severe water leakage throughout the building on all 3 floors. Most recently, the torrential rains of July 2016 created *waterfalls* along the Diamond Head side of the building and flooding on all 3 floors necessitating MD Restoration to professionally extract all water (See Attachment B “Water Damage”). Since 2015, PGC has expended \$5,701.17 in roof and gutter repairs and such repairs are without warranties because of the age of the building. The building’s brick walls illustrate water marks along the brick walls as evidence of the severe seepage.

PGC has filed 2 claims with insurance carrier, Insurance Factors, for water intrusion but each occurrence was below the \$5,000 deductible. However, with the rainy season, each occurrence of leakage continues to incur damage to the building as well as disruption to business operations of both the restaurant and the school.

The City and County of Honolulu under the HART program installed a new gutter and downspout system in 2015 since it is part of the façade of the building.

B. Create direct access or bridge to the 3<sup>rd</sup> floor of the building for the public seeking and needing immigration services. The current design of the building offers ADA compliance and access to PGC's 3<sup>rd</sup> floor where classes and services take place by means of an elevator located near the rear of the kitchen accessible either through the dining area or through the loading zone entrance on Smith Street. This arrangement precludes walk-in traffic because of lack of immediate accessibility to 3<sup>rd</sup> floor facilities from the main entrance to the building, and an onerous explanation on how to access the 3<sup>rd</sup> floor that creates confusion for the public. It also presents issues for The Pig & the Lady Restaurant with non-employees meandering through the restaurant areas (dining and kitchen), even when escorted by PGC staff members.

The proposed "bridge" will provide access directly from the 2<sup>nd</sup> floor (there is a stairwell at the main entry) that will lead directly to the bridge that will connect to the 3<sup>rd</sup> floor entry. For those needing ADA access, the elevator in the back of the kitchen is always available.

This proposed access way was part of the approved and permitted original Facilities Improvement – Phase 2 of the City and County of Honolulu Contract No. F28624 (see Attachment #C, "Bridge" that show a small section and a plan view of the bridge. It only shows intent so it needs further development by an architect and renewed permit). However this access way was not built as originally conceived due to lack of construction funds.

The estimate for the construction and repair work requested by this proposal is provided by JC Building Group, Inc., License #BC 31142 (see Attachment #D, "JC Building Group Proposal"). Principal owner, James Chan, was contracted to do all the renovations to the 3<sup>rd</sup> floor that were funded by the Atherton Foundation in 2013 and completed in 2014 so PGC is familiar with the quality of his company's services and ability to come in on budget and on time. Furthermore, he is a former English language learner and student of PGC when he first arrived as an immigrant to the United States, and a PGC is proud of this client success story.

PGC hopes to increase the number and flow of immigrants and refugees with direct immigration services, e.g., help with USCIS (United States Citizenship and Immigration Services) forms, e.g., replacement of green cards, petitions for family members, travel documents, work authorization, citizenship and naturalization, affidavits of support for immigrants, DACA (Deferred Action for Childhood Arrivals). These services are currently being conducted at our Umi Street site in Kalihi which is not as geographically close to our immigrant constituents and is not near direct buslines.

PGC acquired BIA (Board of Immigration Appeals) recognition status in 1992. BIA permits non-profits with a BIA accredited representative (non-attorney representative) to provide immigration legal services on behalf of the organization's clients before the EOIR (i.e., Immigration Court or the Department of Homeland Security) for nominal charges. Non-profit organizations that are BIA recognized and accredited become critical due to the shortage of qualified legal representatives available to low-income. PGC lost its BIA accredited representative in 2007 but is now positioned to renew its BIA recognition with an application for a qualified BIA representative for accreditation to better serve our immigrant population. There is only one other BIA recognized and accredited organization in Hawaii. The 83 No. King is the most ideally-situated site for these enhanced immigration services.

At our Kalihi site on Umi Street, we currently serve close to 20 clients monthly. We believe that providing easily-accessible services in heart of Chinatown coupled with effective marketing of nominal fees for services and of BIA accreditation and recognition will enable PGC to minimally double its client base.

### **3. The public purpose and need to be served;**

The current condition of the building is such in which severe water seepage will undeniably recur with future heavy rains.

Repair and construction work as described in the proposal by JC Building Group, Inc., will:

A. Alleviate hazardous public safety issues for both employees who work in this building as well as the heavy traffic of people who eat at The Pig & the Lady Restaurant and access 3<sup>rd</sup> floor PGC activities. The restaurant serves close to 2,000 people per week and employs 50 part-time and fulltime employees. PGC has approximately 150 students per year, many of whom are seniors and susceptible to fall if safe floor conditions are not present;

B. Create direct access to critically-needed PGC immigration services by PGC constituents; and

C. Ensure stewardship of this historic, iconic property documenting the vibrant history of Honolulu's Chinatown and of O'ahu. This venerated building is an integral part of the Chinatown community's tangible past, present, and future where entrepreneurial activities, economic development and services for the disenfranchised have thrived and prospered to the present day.

The property is currently a 4,155 square foot rectangular-shaped property with a 3-story concrete, brick-and-mortar-constructed commercial building. PGC acquired the building in 2004. Improvements to this 130-year old building are continually being made to maintain its historical significance, preserving and maintaining both its interior and exterior. A grant from the Atherton Foundation supported the renovation of the 3<sup>rd</sup> floor (2013 – 2016) and the Historic Preservation Committee of the Honolulu Authority for Rapid Transportation provided an award on December 5, 2014 for to ensure conservation of the original façade and front parapet of the building.

The original building, the Yim Quon Building, was erected in 1886 following the 1886 fire in Chinatown. It was one of the first masonry buildings to be erected after the fire. This building survived the second Chinatown fire of 1900 because employees of Honolulu Iron Works climbed onto the roof and kept the flames at bay with fire hoses.

The building was named after Yim Quon who immigrated to the Kingdom of Hawaii from Hong Kong in 1872. He became a naturalized citizen of the Kingdom in 1890. He was the owner of a shoe store, a bakery, and a dry goods store.

The story of this building includes another important Chinese merchant and entrepreneur, Lee Chong, who came to the Hawaii territory from San Francisco in 1885 (See Attachment E "Building History"). Chong founded one of the largest Chinese grocery and merchandise establishments in the territory. In an English translation of a Chinese text of an advertisement of the Yuen Chong Company in the Mun Lun School's 25<sup>th</sup> Commemorative Volume published in 1936, Yuen Chong Company described itself as a firm that

*specializes in Chinese and Western groceries and tinned goods, and Chinese and Western fine quality liquors. We are also the agent for Shanghai's Tian Chu seasonings; the flavors are exquisite and delicious. Our prices are honest.*

In celebration of the business' 53<sup>rd</sup> anniversary, Yuen Chong announced in February 1939 the grand opening of its new, modernized Yuen Chong Building located at 83 No. King Street.

The daily business that occurred at 83 No. King Street became an integral part of Chinatown's commercial activities during the period.

Lee Chong sought to re-style and modernize the building and selected Honolulu's first Chinese architect, Yuk Tong (Y.T.) Char for the job. Char was very prolific and re-designed or rebuilt many buildings in Chinatown during the 1930's. His reputation preceded him with his notable body of work that included Waikiki Lau Yee Chai Restaurant (1929; demolished), Hilo Chinese Church (1937), Palolo Old Men's Home for Chinese (1937), and the landmark, iconic Wo Fat Chop Sui Restaurant (1938). Earlier works included the Mun Lun Chinese School, Chinese Chamber of Commerce Building, C.Q. Yee Hop Storefront and Restaurant, to name a few.

Y.T. Char was born in Waipahu on August 19, 1890, son of farmers, Fat Char and Chong Shu. His parents immigrated to Hawaii from Kwangtung (today known as Guangdong) province in China in 1890 and 1888, respectively. A census taker at the time recorded that Y.T. Char's parents were working on a banana plantation in Kalihi Uka. He attended and graduated from the Mills Institute (currently Mid-Pacific Institute). He continued his studies at Cornell University's College of Architecture in 1915.

Architect Char had his offices located at 221 Sumitomo Bank building but relocated his office to 83 No. King Street, 2<sup>nd</sup> floor, as announced in the Hawaii Chinese Journal (T'an Shen Hsin Pao) of February 3, 1939.

Following a series of successive owners, PGC acquired and become the landowner of the property in 2004. The Atherton grant is making possible a window display at the building site facing No. King Street that will share the history of the building with key documents and photographs for the community's enjoyment. This display is scheduled to open in February/March 2017.

**4. Describe the target population to be served;**

The population of the State of Hawaii in 2015 is 1,431,603 with the vast majority residing (998,714) residing in the City and County of Honolulu.<sup>1</sup> Hawai'i has the third largest immigrant population per capita in the United States, representing 18% of the total state population (2012 stats). Hawaii is ranked 7<sup>th</sup> highest poverty rate in the nation, and, according to the Federation for American of Immigration Reform, Hawaii's immigrants are more likely to be poor than their native-born counterparts.

The target population to be served by this proposal is situated mainly in the Kalihi-Palama-Iwilei-Chinatown a contiguous neighborhoods ending in Chinatown, where most of the clients of PGC reside. They have been identified as areas of priority due to high level of public housing residents, unemployment, and poverty. Each of these areas is comprised of approximately 95% minority groups. It is a persistent poverty area of since 1953, with the building of public housing units. (Summer Economics) CS2006: The History of Public Housing). The government placed 66% of all public housing in the total State of Hawaii within 4 census tracts with a resident population of 24,422. The focus with the census tracts includes Mayor Wright Housing (unemployment rates 10.8%), Towers of Kuhio Park (unemployment rate 8.2%). This gives an example of the unemployment rates in the public housing in the neighborhoods of Kalihi Valley Homes, Hauiki Homes, Pauiki Homes, Pauhala Home I, II, III, and IV, Kaahumanu Homes, Kalanihulia, Kuhio Home, Kamehameha Homes, Kam IV, Kukui Park Terrace Hale Po'ai (E), Marin Towers, Iwalani, Halia Hale and Hale Puahi (Hawaii Public Housing Authority Annual Report 2014-2015, Department of Human Services State of Hawaii) making it the most persistent poverty stricken area of Oahu and has been in that state for over 50 years. It is ethnically diverse with the majority being Hawaiian/part Hawaiian, Samoan, Micronesian, Chinese and Vietnamese. Fifty-seven percent of the families receive public assistance and 72.4% live below the poverty level. The Hawaii Statewide GIS Program (Hawaii Statewide Office of Planning, 2012 American Community Survey). The population speaking a language other than English is 62.1%.

**5. Describe the geographic coverage.**

The 83 No. King building will most directly impact all residents in the City and County of Honolulu who need PGC services on the island of O'ahu. However, PGC is a statewide organization and can provide services to residents on all islands.

## **II. Service Summary and Outcomes**

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<sup>1</sup> U.S. Census Bureau, Population Division, compiled by the Hawaii State Department of Business, Economic Development and Tourism, Research and Economic Analysis Division. 2015 Population Estimate Summary Data

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;**

All work, tasks and responsibilities related to roof repair and the access way will be performed by licensed building contractor as stipulated in the proposal.

Leadership oversight will be provided by the Executive Director; daily monitoring during the construction period will be handled by the Deputy Director for Social Services, Education & Training with support from the accounting staff to ensure proper fiscal management of the project.

PGC has direct access to the architectural design and preservation firm of Fung Associates, Inc. for advice and counsel as needed.

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

Please refer to Attachment # D, "JC Building Group Proposal," page 2 for this six-month project

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

Quality assurance and evaluation plans will be based upon the successful completion of all construction. Included in the estimate is a warranty for services provided.

PGC will:

1. Keep data to include dates, times, and specific issues, if any, in collaboration with The Pig & the Lady, on outcomes on rainy days and advise JC Building Group, Inc., accordingly. We will work with owner, James Chan, of JC Building Group should follow up work be required;

2. Maintain data on number of clients, local addresses and contact information, service requested, source of referral, ease of finding PGC services, and disposition of each case initiated at 83 No. King site. Increase in numbers will inform PGC on the effectiveness of location and accessibility of services.

**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.**

- A. Repaired roof that alleviates water leakage throughout the building; and
- B. Additional access way for both ingress and egress

JC Building Group has included a one year warranty as required by the State of Hawaii as part of its proposal.

### **III. Financial**

#### **Budget**

1. **The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.**

See “Application for Grant Form Pages 5 -8 “

2. **The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2018.**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$70,000	\$70,000	\$10,000	\$2,820	\$152,820

3. **The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2018.**  
None.
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 and grants it has been and will be receiving for program funding.**  
None
6. **The applicant shall provide the balance of its unrestricted current assets as of December 31, 2016.**

See Attachment # F, “Balance of Unrestricted Current Net Assets as of December 31, 2016”

## **IV. Experience and Capability**

### **A. 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.**

#### **Pacific Gateway Center**

Pacific Gateway Center (PGC) has developed a proven track record since its founding 43 years ago of innovative intervention, effective strategies and delivery of critical-need services to its targeted populations of immigrants, refugees, and the traditionally disadvantaged.

Such accomplishments can be attributed to the leadership and management of PGC. PGC is governed by its volunteer Board of Directors and PGC's Executive Director who is an ex-officio member. PGC's board members are professional and community leaders offering expertise in diverse fields of law, government, business/entrepreneurship, education, international disaster management, and social services.

The organization is led by its Executive Director, Dr. Tin Myaing Thein who has held her role since 1997 and has over 30 years experience committed to community and economic development, human rights, and social justice initiatives both locally, nationally, and internationally. She has recently additional experience in stewardship of another historic building in our community as PGC was named awardee in 2015 to restore the historic pumping station in Kaka'ako. It has been restored to its historic significance and is now the site of Nā Kūpuna Makamae, an education and resource center for our kūpuna.

The Deputy Director serves as Project Coordinator with a Master's degree in education with extensive experience in education, training and working with vulnerable populations and PGC initiatives requiring project management, implementation and evaluation. In 2016, she completed all requirements for the Introduction to Immigration Law Practice towards BIA accreditation and successfully oversaw the renovation of the 3<sup>rd</sup> floor of 83 No. King.

This core team will be assisted by a financial staff to ensure fiscal responsibility to the project and other staff members, as needed.

PGC has acquired extensive resources, established meaningful, collaborative community partnerships with social service agencies, government, military, agriculture, immigration law, and education just to name a few. Moreover, PGC has been the recipient of numerous community awards for service.

#### **JC Building Group, Inc.**

See Attachment G, "JC Building Group, Inc., Resum

## Listing of verifiable experience of related projects

Date of Funding	Funder	Project	Award amount	Contract #
11/15/16	State of Hawaii	Nā Kūpuna Makamae Center	\$175,750	PGC2017A09
09/01/16	US Department of Homeland Security	Citizenship and Integration Grant Program: Citizenship Instruction	\$ 97,000	DHS-16-CIS-010-001
2014 – 2016	The Freeman Foundation	Advancing English Language Learning	\$220,000	None assigned
2016 – 2017	The Freeman Foundation	Advancing English Language Learning Part II	\$100,000	None assigned
2013 – 2016	Atherton Foundation	3 <sup>rd</sup> Floor renovation at 83 No. King Street	\$60,000	12-CON60219
October 2013 to June 2015	The Affordable Care Act	Hawaii Health Connector (Marketplace Assister Grant)	\$370,000	93-525
October 2015 to January 31, 2016	State Office of Community Services	Hawaii Health Connector (Marketplace Assister Grant)	\$136,091	93-525
February 20, 2016 to February 2017	National Asian Pacific Center on Aging	Medicare Fraud – Grantee for Hard-to-Reach Beneficiaries: Limited English Asian Americans and Pacific-Islanders	\$19,500	None assigned
January – December 2015	Hawaii Community Foundation	DACA (Deferred Action for Childhood Arrivals)	\$29,665	14HCF-73442

**B. 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.**

PGC's home base is located at its Culinary Business Incubator located at 723-C Umi Street, Honolulu, HI 96819. It has fully-equipped 2<sup>nd</sup> floor with offices for the Executive Director and

the Deputy Director and accounting personnel responsible for the oversight and management of this request. All needed equipment and supplies are available to implement this project.

Other PGC sites include Nā Kūpuna Makamae located at 653 Ala Moana Boulevard, HNL 96813, and farmers at PGC Farms in Kunia.

## **V. Personnel: Project Organization and Staffing**

### **A. Proposed Staffing, Staff Qualifications, Supervision and Training**

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

The implementers of this proposal include oversight by the Executive Director, daily project management by the Deputy Director and fiscal management by our accounting staff (See Attachment # H "Resumés"). No training is required by these staff members, all with extensive backgrounds in project management and leadership.

As independent contractor, JC Building Group is responsible for his own staff, supervision and training.

### **B. 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.**

See Attachment # I, "Organization Chart"

### **C. Compensation**

**The applicant shall provide the annual salaries paid by the applicant to the three highest paid officers, directors, or employees of the organization by position.**

Executive Director \$75,000

Deputy Director of Social Services, Education & Training \$60,000

Deputy Director of Business Operations \$53,000

## **VI. Other**

### **A. 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

**B. 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.**

Board of Immigrations Appeals recognition awarded in 1992.

**C. 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.**

Not applicable

**D. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2017-18 the activity funded by the grant if the grant of this application is:

- (1) Received by the applicant for fiscal year 2017-18, but
- (2) Not received by the applicant thereafter.

Not applicable. Once the repair work and construction are completed, PGC will have the responsibility for ongoing care and maintenance.

**E. Certificate of Good Standing (If the Applicant is an Organization)**

If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2016.

See Attachment # J, "Certificate of Good Standing"

**F. Additional Materials**

See Attachment K, "Letters of Support" from The Pig & the Lady Restaurant; and Tonia Moy, Fung Associates, Inc.

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2017 to June 30, 2018

Applicant: PACIFIC GATEWAY CENTER

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: 2015-2016	FY: 2016-2017	FY:2017-2018	FY:2017-2018	FY:2018-2019	FY:2019-2020
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			140600			
EQUIPMENT						
<b>TOTAL:</b>			<b>140,600</b>			
<b>JUSTIFICATION/COMMENTS:</b>						
Please see attached detail on construction						

**Construction (see detail in Proposal; JC Building Group, Inc.)**

Bridge Construction	68,600
Bridge Construction--galvanized cover	25,000
Roof Repair--drains repair	7,000
Roof Repair--gutters	25,000
Contingencies incl. opening interior wall	15,000
<b>Total</b>	<b>140,600</b>

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: PACIFIC GATEWAY CENTER

Contracts Total: 1,938,792

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY</b> (U.S. / State / Haw / Hon / Kau / Mau)	<b>CONTRACT VALUE</b>
1	NRCS Conservation Innovation Grant	2013-2015	USDA	U.S.	170,312
2	Kunia Farm Products / Lemongrass Café	2014-2017	GIA	Honolulu	250,000
3	Sustainability through Agriculture	2014-2019	DHHS	U.S.	730,659
4	Job Creation through Agriculture	2015-2018	CED	U.S.	787,821
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## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2017 to June 30, 2018

Applicant: PACIFIC GATEWAY CENTER

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries	8,300			
2. Payroll Taxes & Assessments	1,123			
3. Fringe Benefits	1,397			
<b>TOTAL PERSONNEL COST</b>	<b>10,820</b>			
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island				
2. Insurance	500			
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies	300			
7. Telecommunication	300			
8. Utilities	300			
9				
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19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>1,400</b>			
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	<b>140,600</b>			
<b>TOTAL (A+B+C+D+E)</b>	<b>152,820</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	152,820	Renie Lindley	808-851-7010	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested			1/20/17	
(d) Total Private/Other Funds Requested		Signature of Authorized Official	Date	
<b>TOTAL BUDGET</b>	<b>152,820</b>	<b>TIN MYAING THEIN</b> Name and Title (Please type or print) <i>Executive Director</i>		



# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2017 to June 30, 2018

Applicant:  Pacific Gateway Center

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST
Not applicable			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
<b>TOTAL:</b>			

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST
Not applicable			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
<b>TOTAL:</b>			

JUSTIFICATION/COMMENTS:

**BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES**

Period: July 1, 2017 to June 30, 2018

TOTAL BUDGETED

TOTAL BUDGETED

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2017 to June 30, 2018

Applicant: PACIFIC GATEWAY CENTER

### 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: 2015-2016	FY: 2016-2017	FY:2017-2018	FY:2017-2018	FY:2018-2019	FY:2019-2020
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			140600			
EQUIPMENT						
<b>TOTAL:</b>			<b>140,600</b>			

**JUSTIFICATION/COMMENTS:**

Please see attached detail on construction

**Construction (see detail in Proposal; JC Building Group, Inc.)**

Bridge Construction	68,600
Bridge Construction--galvanized cover	25,000
Roof Repair--drains repair	7,000
Roof Repair--gutters	25,000
Contingencies incl. opening interior wall	15,000
<b>Total</b>	<b>140,600</b>

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: PACIFIC GATEWAY CENTER

Contracts Total: 1,938,792

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY</b> (U.S. / State / Haw / Hon / Kau / Mau)	<b>CONTRACT VALUE</b>
1	NRCS Conservation Innovation Grant	2013-2015	USDA	U.S.	170,312
2	Kunia Farm Products / Lemongrass Café	2014-2017	GIA	Honolulu	250,000
3	Sustainability through Agriculture	2014-2019	DHHS	U.S.	730,659
4	Job Creation through Agriculture	2015-2018	CED	U.S.	787,821
5					
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**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.
- 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.

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.

<u>Pacific Gateway Center</u>	
(Typed Name of Individual or Organization)	
	January 20, 2017
(Signature)	(Date)
Tin Myaing Thein, PhD	Executive Director
(Typed Name)	(Title)



Attachment A  
Historic Building

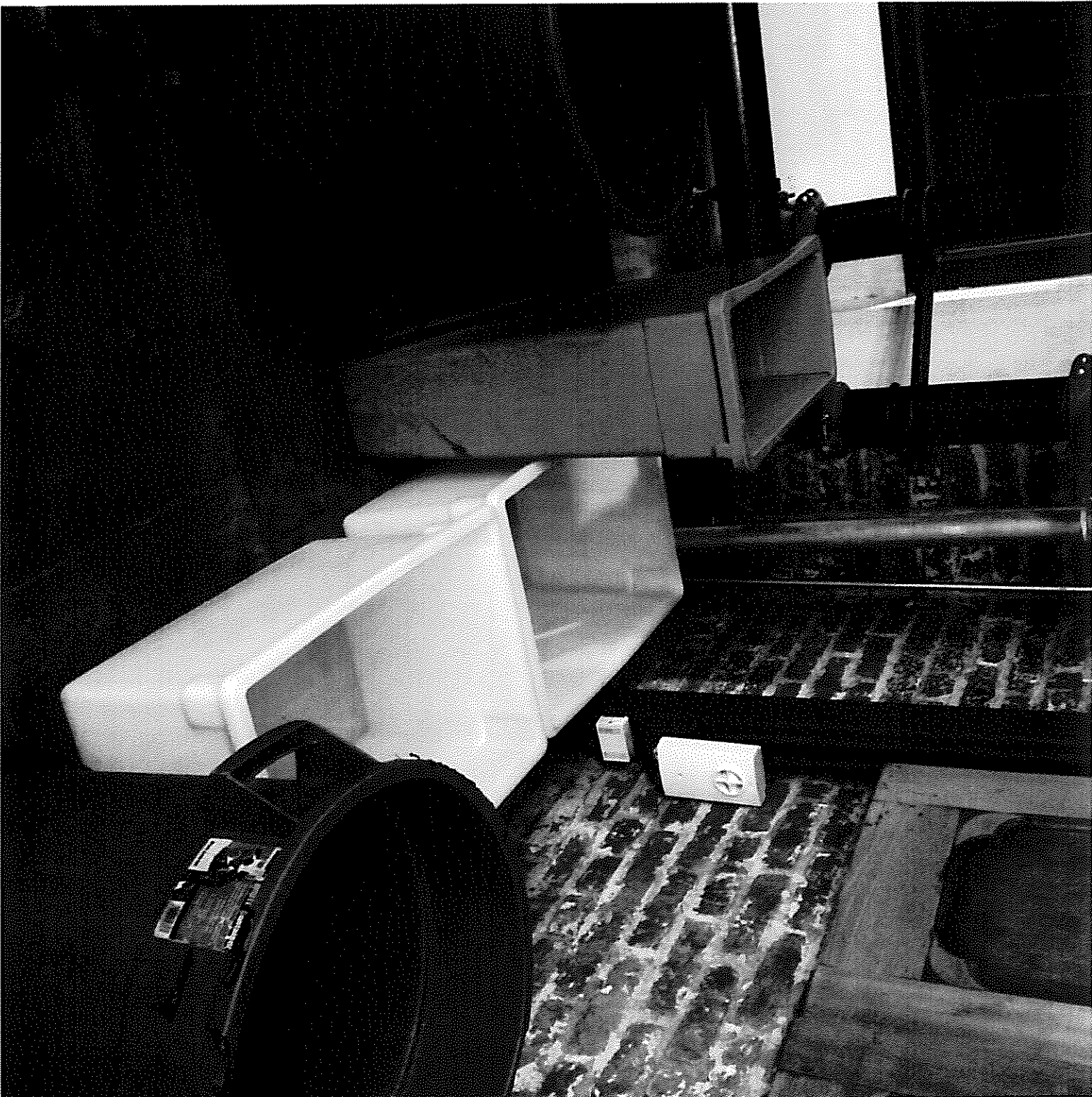
King Street, looking Diamond Head from Maunakea c. 1945

ENLARGED FROM ORIGINAL 15090

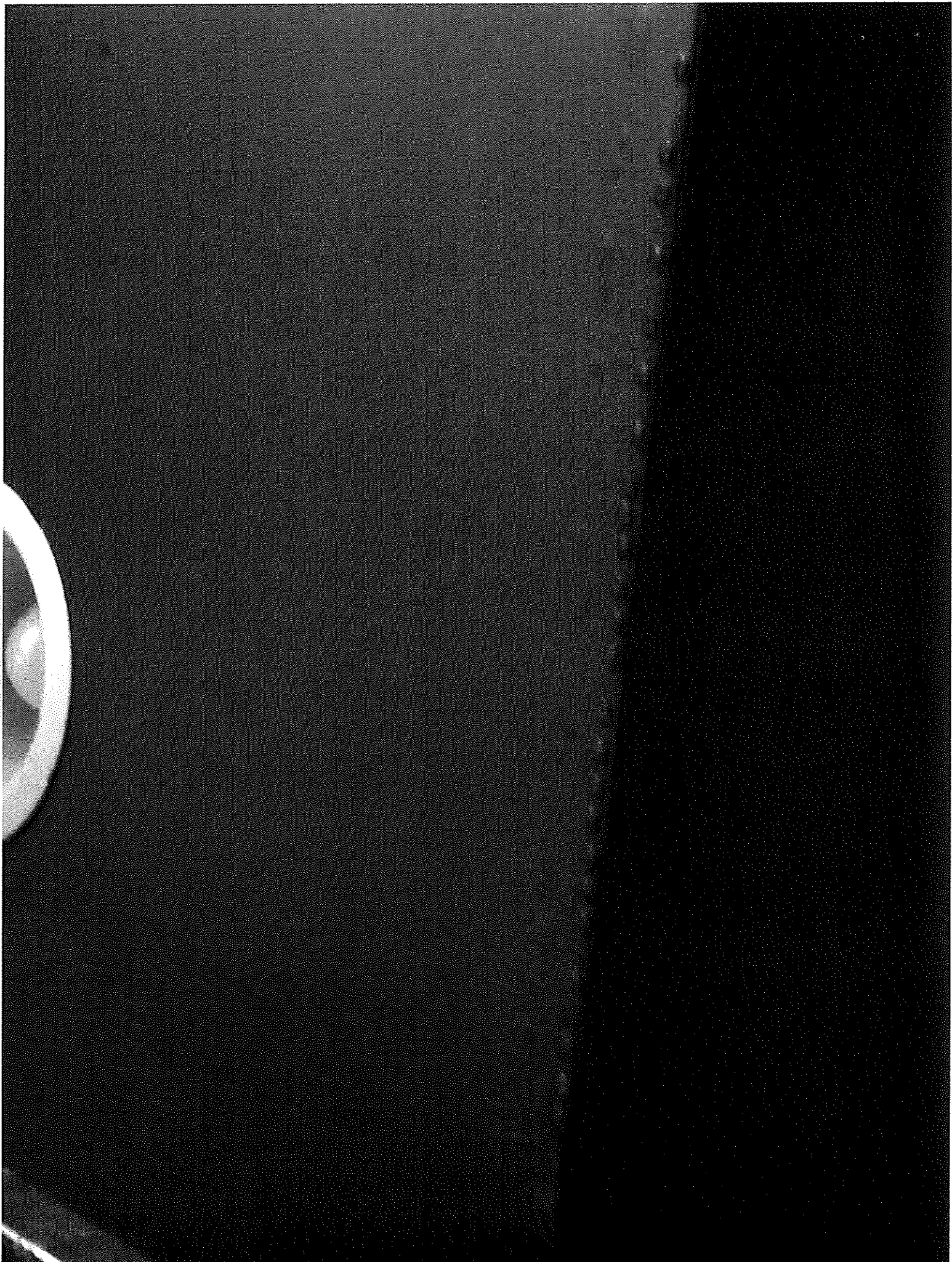




Attachment B  
Water Damage

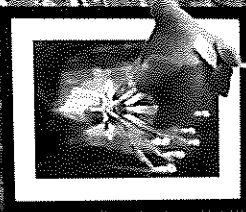




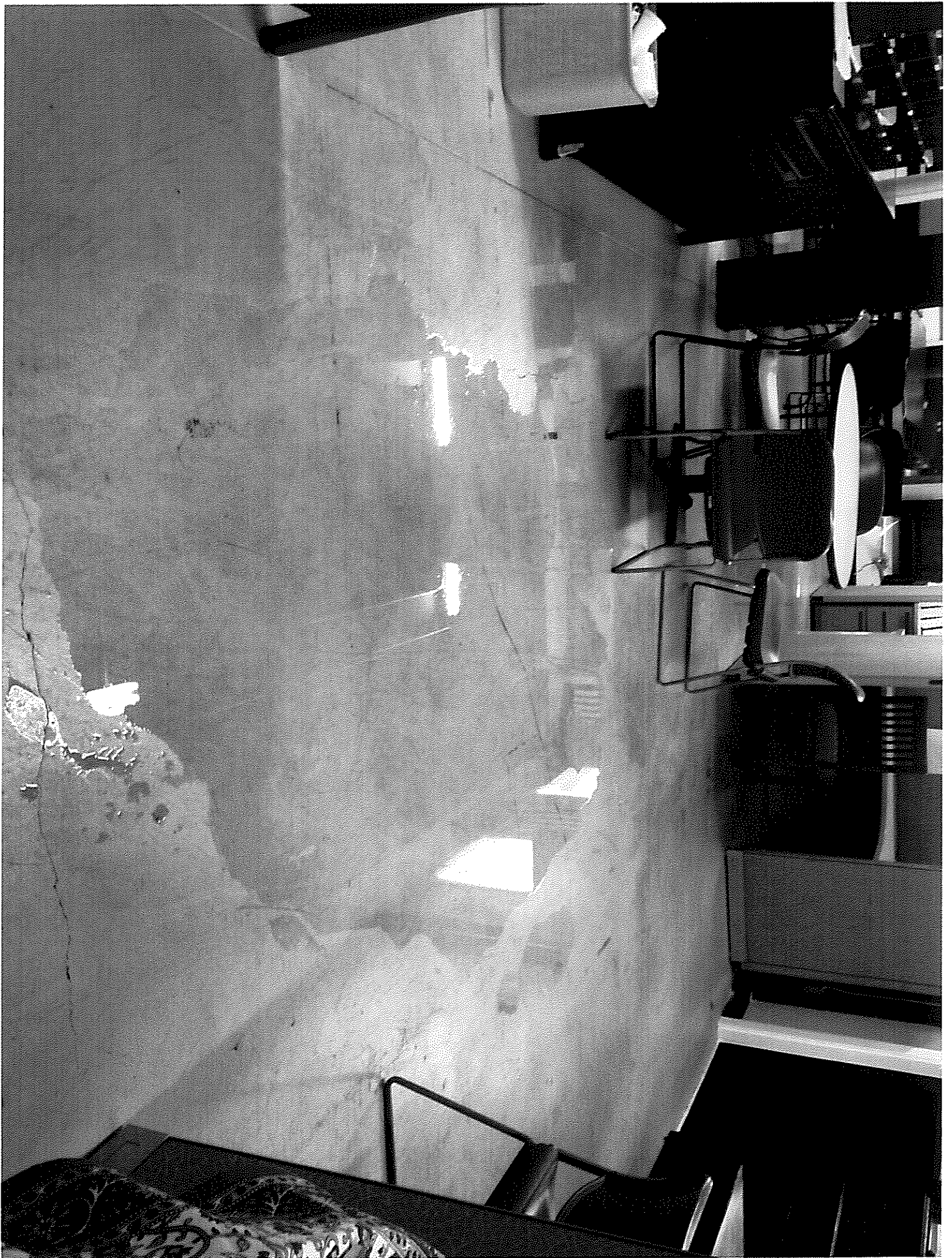




Water Spurred  
wall →

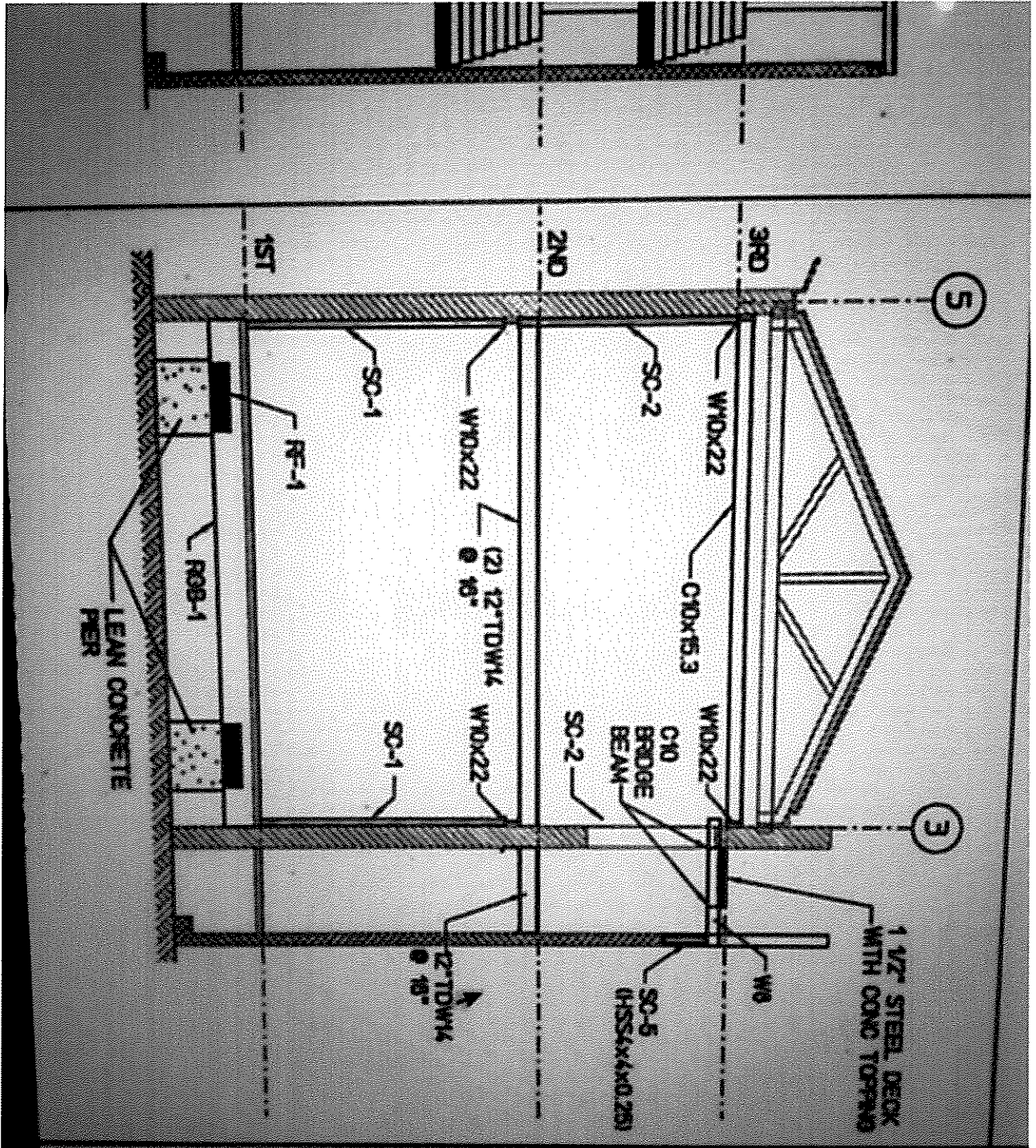








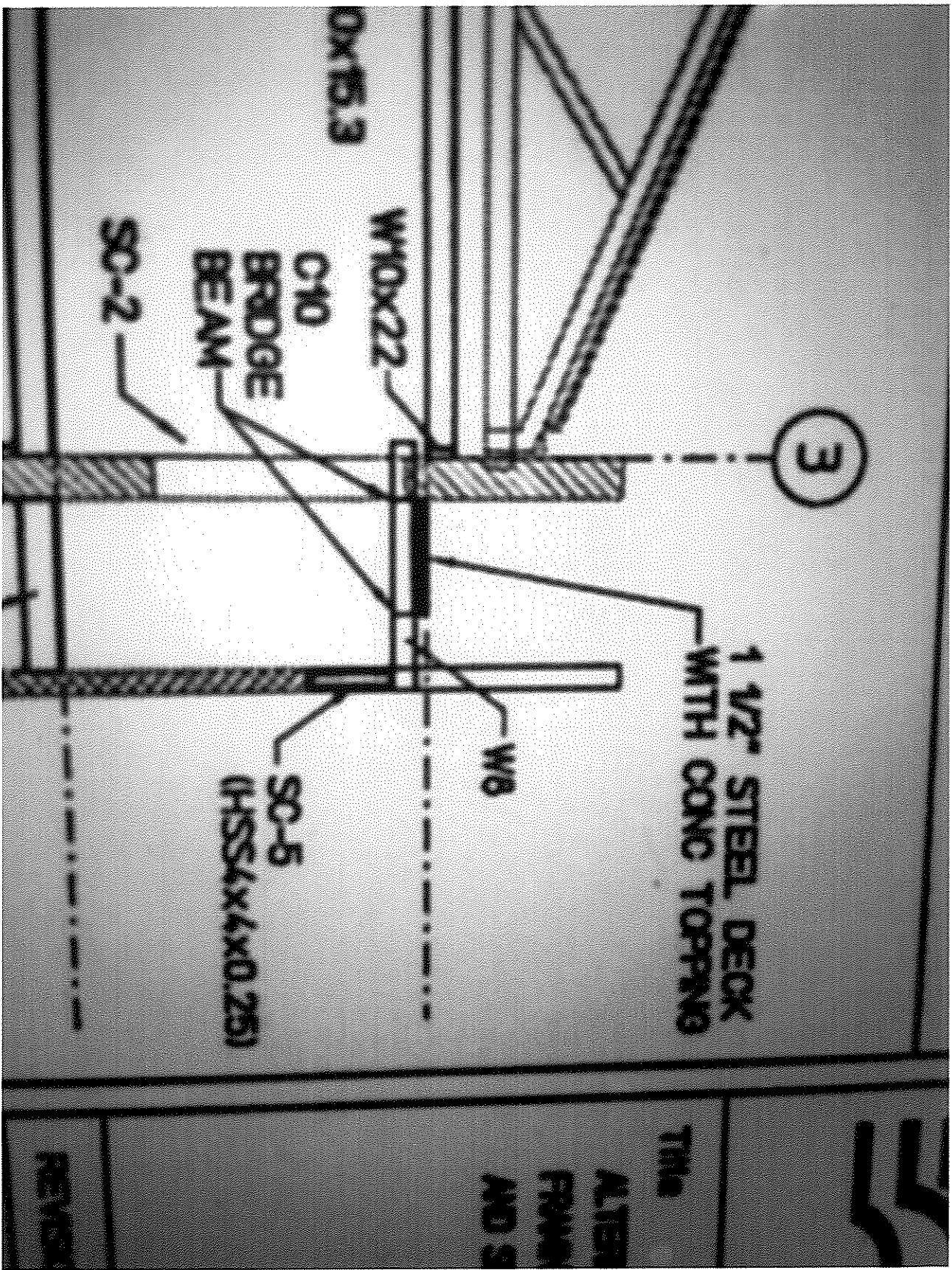




THIS  
 ALTERNATE  
 FRAMING PLANS  
 AND GIRDERS

REVISIONS	BY

Date DEC. 2004  
 Scale AS SHOWN  
 Drawn  
 L.S.  
 Checked



TIME

ALTER  
FRAM  
AND S

REVIS





## JC BUILDING GROUP, INC.

LIC. #BC 31142

3212 Hinano Street Honolulu, Hawaii 96815

### PROPOSAL / AGREEMENT

Date: Jan. 19<sup>th</sup>, 2017

**PROPOSAL SUBMITTED TO:**  
Terrina Wong

**PROJECT NAME:**  
Pacific Gateway Center  
South King Street

**ADDRESS:**

**PROJECT LOCATION:**  
Same

---

**We propose** to furnish material, labor, equipment and tools for the work as noted below

Bridge on 3<sup>rd</sup> level:

1. Create new opening at the 3<sup>rd</sup> floor office / stairwell to connect the new bridge to be constructed.
2. Removal of existing walls to allow this to happen.
3. Infill walls where required.
4. Add metal beams to existing metal structure to provide additional support of the new bridge. Existing metal structure is inadequate to support the new bridge.
5. Add metal / I-beams to existing walls to provide additional support and to
6. Construct a new sub-frame for the new decking.
7. Use Trex / Plastic composite for the new decking.
8. Build with galvanized metal for the new railing (one side only).
9. Painting where required.
10. Clean up and disposal of materials.

---

Total amount for Bridge work = \$68,600 \*\*\*Add galvanized cover / roof = \$25,000

Roof leak repair work:

1. Enlarge drain openings from 2" to 4" to allow water to drain properly. As of right now the drain openings are too small and therefore restricting the water flow. Total of three locations that need this work. This requires the boring / cutting of the CMU walls, scaffolding, safety tie-off. Change pipes, its connections and elbows. Total cost is = \$7,000
2. Additional work may require for us to pull back the roof at the gutters, extend the gutter to a higher elevation and seal it with mastic / waterproofing. Then put back the roofing over the gutter to stop any over flow of water going into the interior of the building. This cost is approximately \$25,000
3. Further additional work may include the opening of the interior walls to figure out how the piping for the drain at the front of the building is being dispensed. This work is quite extensive so I can't be sure of the labor and cost it may required.

# JC BUILDING GROUP, INC.

---

LIC. #BC 31142

3212 Hinano Street Honolulu, Hawaii 96815

**Duration of work:** 6 months working days from date of Notice to Proceed from Owner.

Warranty: Standard One (1) Year warranty will be provided as required by the state of Hawaii from time of completion.

**Authorized Signature:** \_\_\_\_\_ James Chan \_\_\_\_\_ Date: 1-19-  
2017\_\_

**Acceptance of Contract** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# Yuen Chong Holds Grand Opening

## Marks 53rd Anniversary In New, Modern Building

Yuen Chong Co., one of the largest Chinese grocery and merchandise establishments in the territory, is observing its 53rd anniversary with the formal opening of its new modernized store at its same location, 83 N. King St.

A distinctively Chinese type of architecture has been used by the store in its new building, which was remodeled at the cost of \$30,000. Y. T. Char is the architect.

Lee Chong, the founder, came to the territory from San Francisco in the early part of 1885. After establishing Yuen Chong in Honolulu, he founded the L. Chong store in Pahala two years later. His son, Lee Fon, is now the president of the Pahala store.

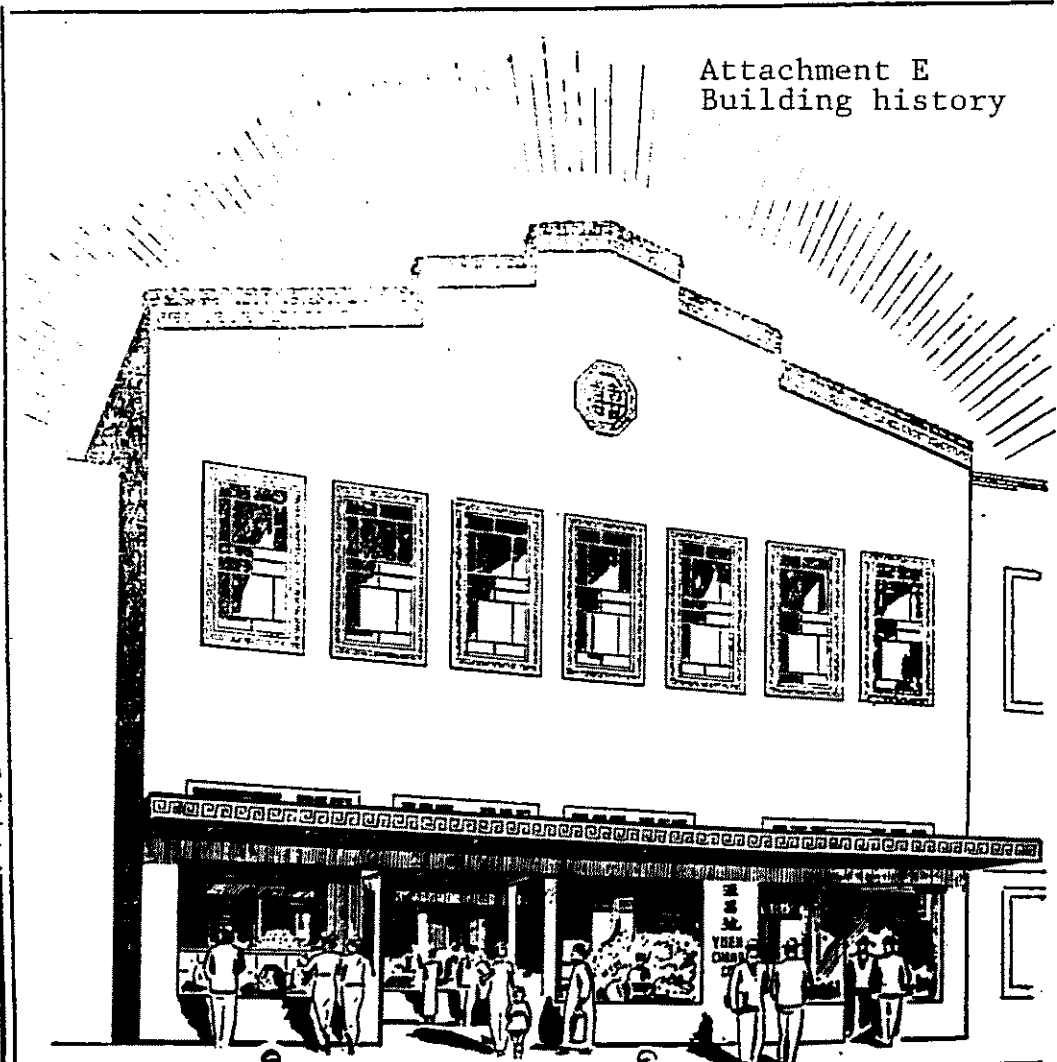
The firm grew and prospered as



**B. C. LEE**  
*General Manager*

an important part of the business life of the Hawaiian kingdom. Lee Chong was succeeded by his bro-

Congratulations . .  
from the Steel Contractor  
for the Yuen Chong Bldg.



**YUEN CHONG CO.'S MODERNIZED BUILDING**

ther, Lee Lat, as manager in 1902, who held that post until his death.

Best Wishes to . . .  
Yuen Chong Co.





**HO-MIN**  
Ice Cream

**SERVICE COLD  
STORAGE CO., LTD.**

T. F. FARM  
President-Manager

919 Kekaulike  
Phone 5796

Congratulations . .  
from the Steel Contractor  
for the Yuen Chong Bldg.

**Pacific Welding &  
Machine Works**

Henry T. Lee  
George K. Townsend, Jr.

551 South St.  
Phone 2242



YUEN CHONG CO.'S MODERNIZED BUILDING

**Y. T. CHAR**

ARCHITECT

announces

the removal of his office to the  
YUEN CHONG BUILDING

89 N. King St.  
Second Floor, Room 7

Phone 3911

Congratulations to . . .  
**Yuen Chong Co.**

from

**ACME AUTO SUPPLY CO.**  
Gas, Oil, Tires

1154 Smith St.

Phone 4830

Congratulations to . . .  
**Yuen Chong Co.**

from

**AU & CHIN AUTO SERVICE**

926 Smith St.

Phone 4393

ther, Lee Let, as manager in 1902,  
who held that post until his death  
in 1922.

Lee Ong, who succeeded, added  
a branch in Hongkong which is  
still in existence and which does  
all the firm's buying. Lee Ong  
served until his death in 1935.

**B. C. Lee Manager**

Lee Ong's son, B. C. Lee, is the  
present manager. Educated at Mc-  
Kinley High School, he also has an  
excellent background of Chinese  
and business training from his fa-  
ther.

Assisting Mr. Lee are Joseph  
Lee, S. F. Lau, W. Ah Lee, Lee  
Chew Chock and 15 more employes.

Joseph Lee, graduate of the Uni-  
versity of Hawaii, heads the liquor  
department.

S. F. Lau manages the grocery  
department, which carries both  
Chinese and nationally advertised  
American groceries.

The company is sole agent for  
Ve-Tsin, a food flavoring extract,  
for the Kwong Sang Co. of Hong-  
kong, manufacturers of firecrack-  
ers, Kam Yen Jan Co. of Van cou-  
ver, bakers of Chinese sausages,  
Wing Lee Wai Co. of Hongkong,  
distillers of Chinese liquors, the  
San Francisco Brewing Corpora-  
tion, which puts out the Pilsengold  
beer, the Hudson Bay Scotch whis-  
key, Dickel's line of whiskies, gins  
and rum, and Schenley's D. L.  
Moore bonded whiskey.

Mr. Lee invites the public to visit  
the store and to take advantage  
of the special sale which will con-  
tinue today and tomorrow.

**YOUNG'S SERVICE BUREAU**

Employment Service

announces the removal of its office  
to the Yuen Chong Building

89 N. King  
Second Floor — Room 7

Phone 3911

**Superb Blue Print Shop**

- Black Line Prints,
- Blue Prints, Ozalid Prints,
- and Photographic Copying.

Room 7 — Yuen Chong Building  
89 N. King St., Honolulu  
Phone 3911

Subscribe to The Hawaii Chinese Journal  
\$2.50 a year Phone - 2991

檀山正埠

# HAWAII CHINESE

# NEWS

檀報

THE VOICE OF 27,000 CHINESE

VOL. 2, No. 40 ONOLULU, U.S.A., FRIDAY, OCTOBER 7, 1938 5c A COPY: \$2.50 A YEAR

# CHINESE BUILDING WILL TOP \$270,000

## Consulate Will Not Celebrate China's Independence Day

Due to the present national crisis, the Chinese consulate general will not celebrate the Double Tenth—China's Independence Day—this year Consul General King Chau Mui told The Journal.

Oct. 10 of this year will mark the 27th anniversary of the start of the Chinese revolution which broke out in Wuchang, near Hankow, that led to the establishment of the Republic of China.

## Dr. Min Hin Li To Address Kau-Tom Joint Gathering

Dr. Min Hin Li who returned on the Larline Wednesday from a six weeks' trip on the mainland is slated as the main speaker for the joint Kau-Tom Post No. 11 and Kau-Tom Unit social meeting tomorrow night.

Dr. Li who headed the delegation of local American Legion comrades to the convention held in Los Angeles last month is expected to report on the national conference.

The combined gettogether will begin at 7:30 o'clock at the Alewa Heights home of the Lis.

A snappy program of music, speeches and dances will supplement the social dancing, prizes and Mrs. Daisy Wong, program.

Of special interest will be the rendering of the victory song by the unit chorus. These women captured first place in the song contest sponsored by the American Legion auxiliary in its annual territorial convention held here during the late summer. Some 500 invitations have been

## Business Structures, School Alone Total \$209,000

Local Chinese business firms and one Chinese school now have under construction or will soon put under construction building projects totalling \$209,000.

This huge total does not include home construction, which is estimated to run between \$50,000 and \$75,000 as several large homes for Chinese are now under construction and several small courts are being built for Chinese owners.

Y. T. Char, prominent local architect and authority on the Chinese type of architecture, alone has drawn plans for \$128,000 worth of buildings which are now underway or being planned.

### Kim Chow's

One of the buildings now nearing completion is the \$18,000 two story concrete building which will house a branch of Kim Chow's, the kamaaina shoe store. This store is located on Fort St. in the maaka portion of the former Catholic cathedral.

The first floor of the building will house two stores, one to be used by Kim Chow's and the other which has been rented out. Five offices are being built on the second floor.

This will be ready during the next few weeks. Mr. Char is the architect.

### C. S. Kam Ling

C. S. Kam Ling, which handles Chinese dry goods, carols and merchandise, is erecting a store next to Kim Chow's at a cost of approximately \$11,000.

The first floor will house the salesroom of the store and the second floor will have three offices.

This building will also be ready within the next few weeks. Mr. Char is also the architect.

### Yuen Chong

A three story warehouse for Yuen Chong Co., 83 N. King St., has just been completed. Work is now being started on the remodeling of the front of the store which are importers of Chinese foods and goods and liquor dealers. The remodeling is scheduled to be completed before the Christmas holidays.

Chinese architecture will be carried out in store front. Mr. Char is the architect.

The cost of both the warehouse and the remodeling will be about \$22,000.

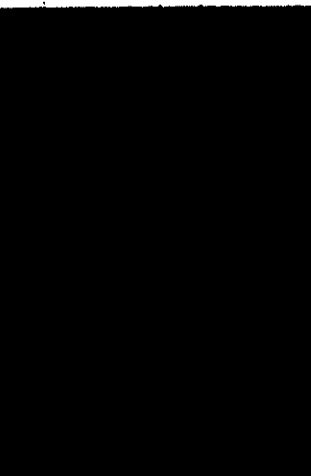
### Chun Hoon

One of the most impressive market buildings for a Chinese firm will be erected by Chun Hoon, Ltd., at its present location on School and Nuuanu.

Construction will start next week and will take about four months. The firm will probably be in its new building about Chinese New Year's.

Modernistic architecture will be used and careful planning is being done so that the shoppers can

## Plans Building



**CHUN KIM CHOW**  
Proprietor of Kim Chow's, kamaaina shoe store, whose new building is discussed in the accompanying article. The article on his birthday is on page 4.

Aug. 12 issue of The Journal and Aug. 18, Star-Bulletin.

## Oahu Market

Plans are now underway for the modernizing and remodeling of Oahu Market on King St. The project will run up to about \$10,000. Mr. Char is the architect.

## Empire Amusement

One of the building projects just completed is the remodeling of the old Empire Theater into the spacious, airy Millard park of the Empire Amusement Company Ltd. Details are given on page 2.

## Two Warehouses

A large warehouse is now being erected on South St. by Truitt



CONTINUATION / AMENDMENT SHEET

Yim Quon Building  
Property Name

Historic Preservation  
Certification Application

75 N King Street  
Property Address

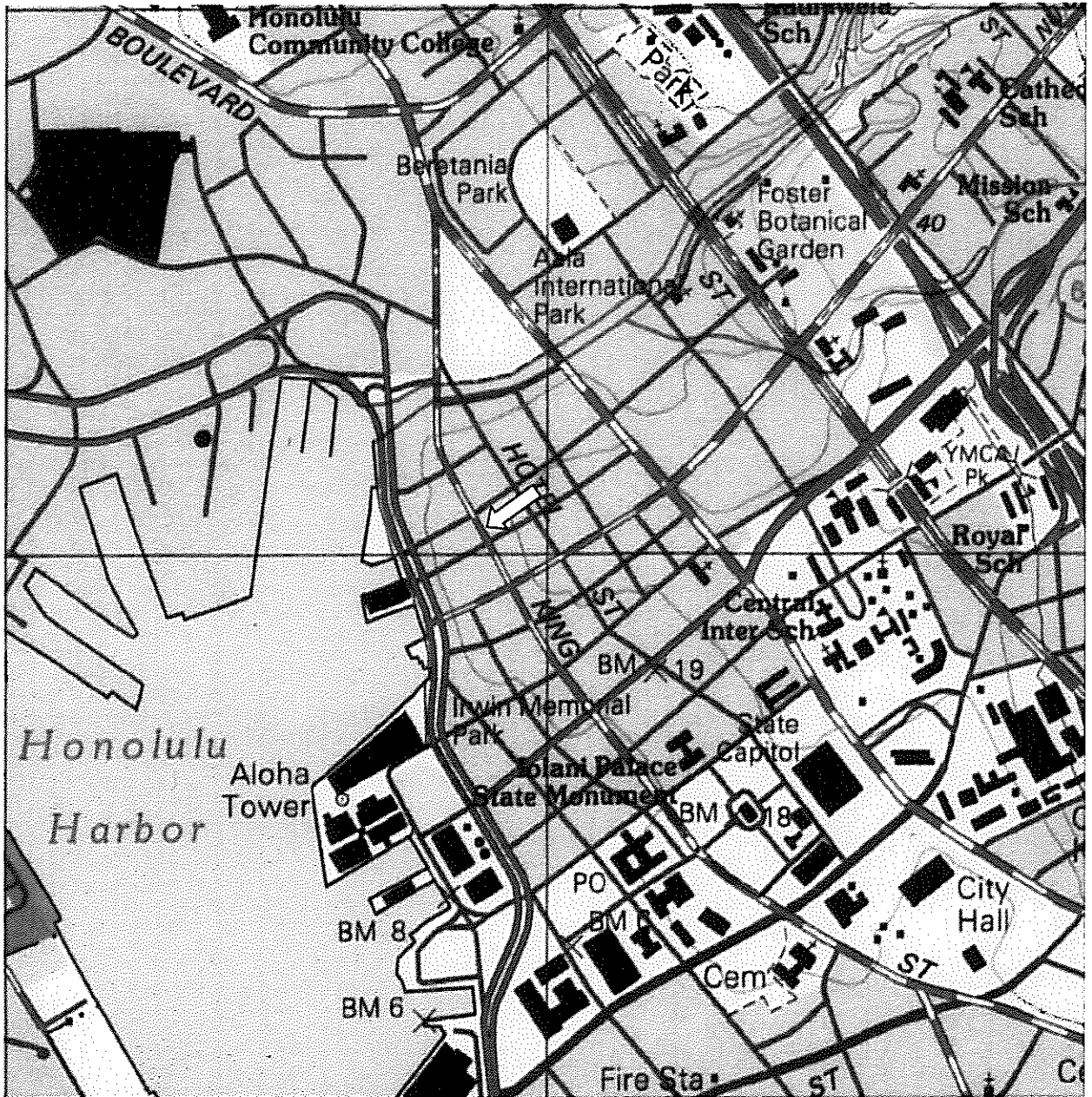


Figure 1. Honolulu and the \_ Building located at 75 N King Street

CONTINUATION / AMENDMENT SHEET

Yim Quon Building  
Property Name

Historic Preservation  
Certification Application

72 N King Street  
Property Address

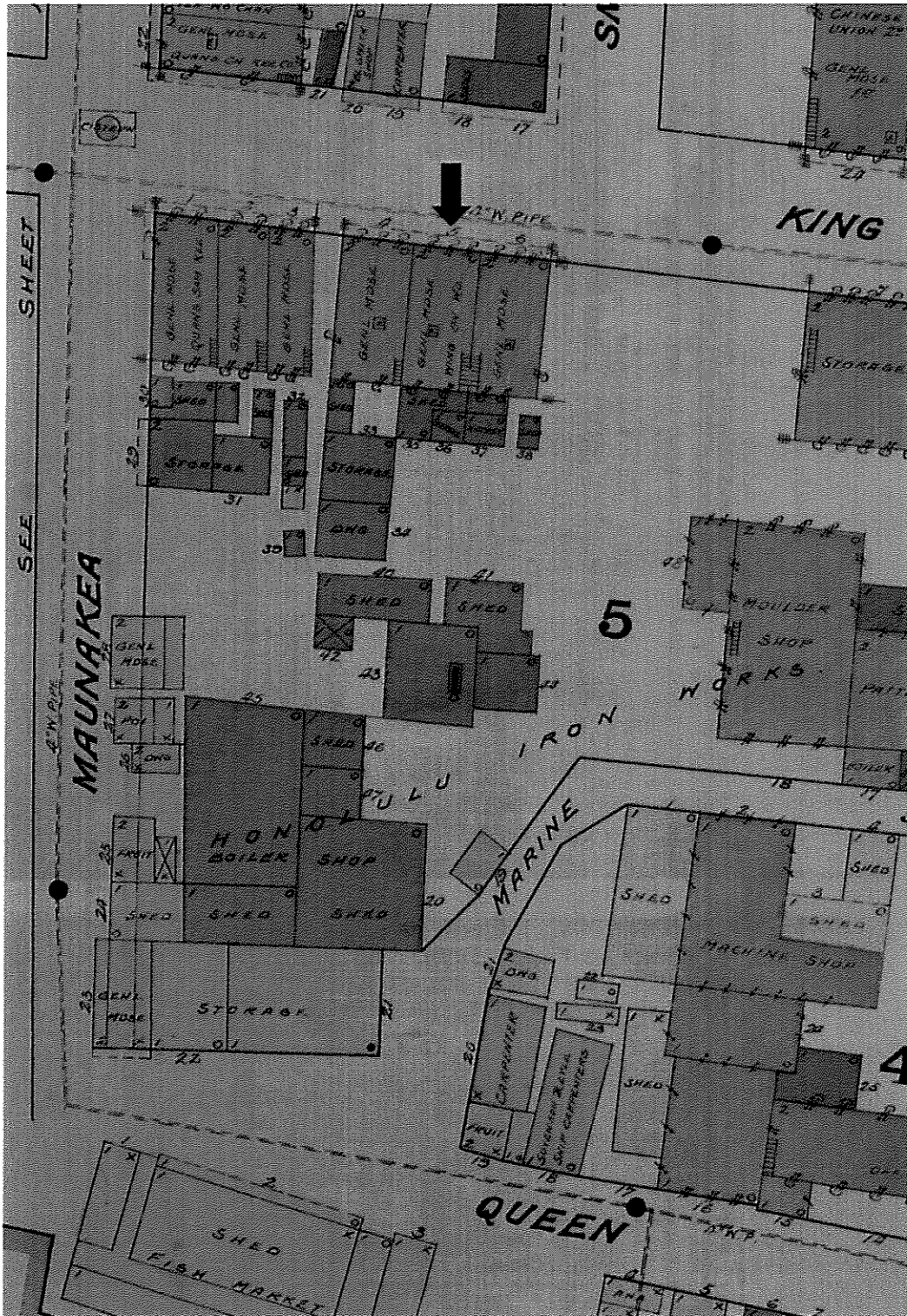


Figure 2. Dakin Map Company 1891, Sheet 4.

**PACIFIC GATEWAY CENTER**  
**Balance of Unrestricted Current Net Assets**  
As of December 31, 2016

	<u>Total</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
111.110 cash & cash equivalents	90,037.87
<b>Total Unrestricted Bank Accounts</b>	<u>\$ 90,037.87</u>
<b>Accounts Receivable</b>	
115.100 Trade Accounts Receivable	276,028.58
<b>Total Accounts Receivable</b>	<u>\$ 276,028.58</u>
<b>Other Current Assets</b>	
115.110 Undeposited Funds	80.00
115.130 Grants Receivable	86,523.66
128.400 Prepaid Expenses	18,040.39
133.200 Microloans Receivable, net of	252,848.49
<b>Total Other Current Assets</b>	<u>\$ 357,492.54</u>
<b>Total Current Assets</b>	<u>\$ 723,558.99</u>

**JC Building Group, Inc.**

President / Owner: James Chan  
3212 Hinano Street  
Honolulu, Hi 96815  
Tel #(808) 753-6738

**Work History / Personal info:**

Worked at DCK World Wide Construction Company from 1996 after graduating from University of Hawaii with a Degree in Civil Engineering to 2003.

**BUSINESS (started company from 2003 to now):**

JC Building Group (Owner), Licensed General Contractor doing design build projects. We do commercial and residential projects. Offices in Waikiki, retail shops, warehouses and various commercial projects. We also build residential new houses, renovation / remodeling, addition, etc...

**ASSOCIATION and MEMBERSHIP:**

Member of the General Contractor's Association (GCA) Hawaii  
Member of the Building Industry's Association (BIA) Hawaii  
Member of the City Contractor's Association (Board member – Vice President)  
Member of the BBB

We are currently working on 10 residential projects throughout Honolulu with two offices being renovated in Waikiki. Bank of Hawaii Center Waikiki and the Duty-Free Galleria office building.

We are a fulling insured and bonded construction company.

References are available upon request.

## Tin Myaing Thein, Ph.D

myaing2@pacificgatewaycenter.org | 808-851-7010

---

Dr. Tin Myaing Thein has over 30 years experience in community and economic development, administering and implementing programs for both national and international organizations. Born in Myanmar (Burma), Dr. Thein pursued global issues concerning the economic predicament of poverty alleviation. As an accomplished community organizer and researcher, she has designed and implemented community programs and conducted numerous projects dealing with rural education, women's issues, poverty alleviation, and community outreach. Moreover, Dr. Thein is a proven success in raising awareness for community-based issues. She is very knowledgeable in organization and program development and in the administration of small and large-scale community-based presentations and campaigns.

### SELECTED PROFESSIONAL EXPERIENCE

#### **Pacific Gateway Center, Honolulu, HI, 1997 – present**

##### **Executive Director**

Oversees community-based programs assisting immigrants, refugees, and low-income individuals succeed in their efforts to become economically and socially self-sufficient. PGC's programs include social service, employment and training, economic development and community building.

#### **UNDP, Myanmar Participatory Rural Assessment Lead Trainer, 1993-1997**

USAID Private Voluntary Organizations, **PVO Officer**, 1991-1993

Mutual Assistance Associations Center, Honolulu, HI, **Executive Director**, 1988-1991

Women in Developing (WID) Project, Honolulu, HI, **Consultant**, 1987-1990

Hawaiian Committee for Humanities, Honolulu, HI, **Project Director**, 1988

Child and Family Services, Honolulu, HI, **Director/Evaluator**, 1986-1987

American Association of University Women, Washington D.C., **Director**, 1982-1984

Asian/Pacific Women's Employment Project, San Diego, CA, **Project Director**, 1979-1980

University Research Corporation, **Project Director**, 1976-1979

### EDUCATION

Ph.D./Medical Sociology/Columbia University, 1974

M.S./Public Health/University of Pittsburgh, 1967

B.S. /Microbiology/University of Hawaii at Manoa, 1966

B.A./Psychology/University of Rangoon, 1963

### AWARDS AND COMMUNITY ACTIVITIES

City and County of Honolulu, CBDG/HOME Selection (HUD) Committee, 2013-present

Council of the City and County of Honolulu's Recognition, 2012, 2013, 2014

Advisory Committee on Language Access, 2012-2015

Past Trustee: Academy of the Pacific (private high school)

Past Trustee: Jackie Chan USA Foundation

President, Myanmar Association of Hawaii (2008-present)

Hokulele Award by Hawaii Community Foundation 2012

Woman of the Year, Soroptimist 2013

Star of Oceania Award, Pacific Business Center, University of Hawaii 2014

# TERRINA G. WONG

1100 Lopaka Way, Kailua, Hawai'i 96734

Phone: (808) 722-9664

---

## EDUCATION

- M.A. Education, University of Hawai'i at Manoa, Honolulu, Hawai'i
- B.A. French, Mills College, Oakland, California
- Professional Designation in Personnel Management, University of California at Los Angeles
- Sweetbriar (Virginia) Junior Year Abroad in France (Tours and Paris)

## PROFESSIONAL EXPERIENCE

### **2012 to present, Deputy Director of Social Services, Education & Training, Pacific Gateway Center (PGC)**

- Supervise social services programs to include initiatives supporting immigrants, refugees, low-income and human trafficking victims
- Direct and supervise education and training programs including English-as-a Second Language program for immigrant/refugee populations including curriculum development and teaching and beginning farmers training
- Write federal, state and private foundation grants to support programs and initiatives
- Oversee PGC's human trafficking initiatives that include work with the statewide Hawaii Coalition Against Human Trafficking task force
- Coordinate with PGC's Hawai'i Language Bank on programs requiring interpretation and translation training
- Coordinate with bilingual case managers the Reception & Placement and Match Grant programs that support refugee resettlement, employment and self sufficiency programs
- Provide administrative guidance and support to the Nā Kūpuna Makamae Center, an education and resource center for seniors in our community
- Represent PGC at meetings, workshops and conferences on work-related issues in immigration, asylum, agriculture, human trafficking, language access, social services and programs and to promote PGC and its programs to government agencies and community
- Assist with supervision of PGC employees, as required, to ensure effective communication, enforcement of policies, organizing events that promote collegiality, 'ohana, and a productive work environment

### **2001 – 2012, Program and Outreach Specialist, Wo International Center, Punahou School, Honolulu, Hawai'i**

#### **Programs for teachers:**

- Promote, initiate, implement, and oversee annual institutes for educators from throughout the Asia-Pacific region to provide teachers with strategies that address positive change in schools
- Oversee the Global Village Initiative – a partnership with the Hawai'i State Department of Education to provide immersive year-long professional development to DOE world history teachers based on themes in world history, world cultures and global issues leading to the creation of statewide model curriculum
- Serve as global resource specialist for integrating global perspectives into the curriculum by supporting teachers with text, online, community resources, and primary sources as well as creating cross-curricular programs with global themes

#### **Programs for students:**

- Supervise and coordinate the annual Pan Pacific Program (four-week summer English language immersion program) for approximately 40 international students at Punahou School that includes working with faculty, staff, host families and community organizations
- Oversee annual middle school student exchange program with partner school in Japan

- Develop and implement classroom activities and programs with global themes that support and enrich curriculum
- Design and install student and Wo International Center art exhibitions related to world cultures
- Co-advise student club, Student World Leaders (also known as Model U.N.)
- Assist in the coordination of the Language and Culture in the Elementary School (LACES) involving about over 100 students in second language learning enrichment program after school.

### **1993 – 2001 Associate Director of Programs, Hawai'i Association of Independent Schools, Honolulu, Hawai'i**

- Directed the Pacific Basin Consortium of 200 member schools throughout the Asia-Pacific region that included leadership, promotion, and implementation of three biennial three-day Pacific Basin Conferences (1996, 1998, and 2000) focusing on teacher professional development on global education, networking and collaboration
- Created and implemented statewide professional development programs for teachers in independent schools.

### **COMMUNITY LEADERSHIP**

- **State of Hawai'i -- Office of Language Access (2014 to present)**

Interim Chair of the Advisory Council that provides centralized oversight, coordination, and technical assistance to State agencies (the executive, legislative and judicial branches of Hawai'i's state government) and organizations that receive state funding, regarding the implementation requirements of Hawai'i's Language Access Law.

- **Hawaii Coalition Against Human Trafficking; P-20 Agriculture Education Working Group; Hawaii Coalition for Immigrant Rights; Interagency Council.** Designated representative of Pacific Gateway Center.

- **Hanahau'oli School (1994 to present)**

Current Trustee of the school and served as Co-Chair of the Endowment Initiative (2012-2013) overseeing a Endowment campaign yielding \$3.5 million and as Board Secretary, Chair of the Committee on Trustees, and Chair of the Mission and Governance Committee for 2010 and 2016 WASC (Western Accreditation of Schools and Colleges) Accreditation, Co-Director of the 70<sup>th</sup>, 75<sup>th</sup>, and 80<sup>th</sup> school anniversary galas; served as Secretary of the Board of the parent group, Hui Hanahau'oli

- **Friends of the East-West Center (2004 to present)**

Current member of the Board of the Friends of the East-West Center. Served as Vice-President of the Board and Chair of the 'Ohana Committee that provides hosting experiences to students at the East-West Center

- **Alliance Française of Hawai'i (1985 to present)**

Current Board Member and Chair of Education Committee. Served as bilingual secretary and director of its biannual French Immersion Days, chaired fundraisers for scholarships and created programs for the community promoting French language and culture.

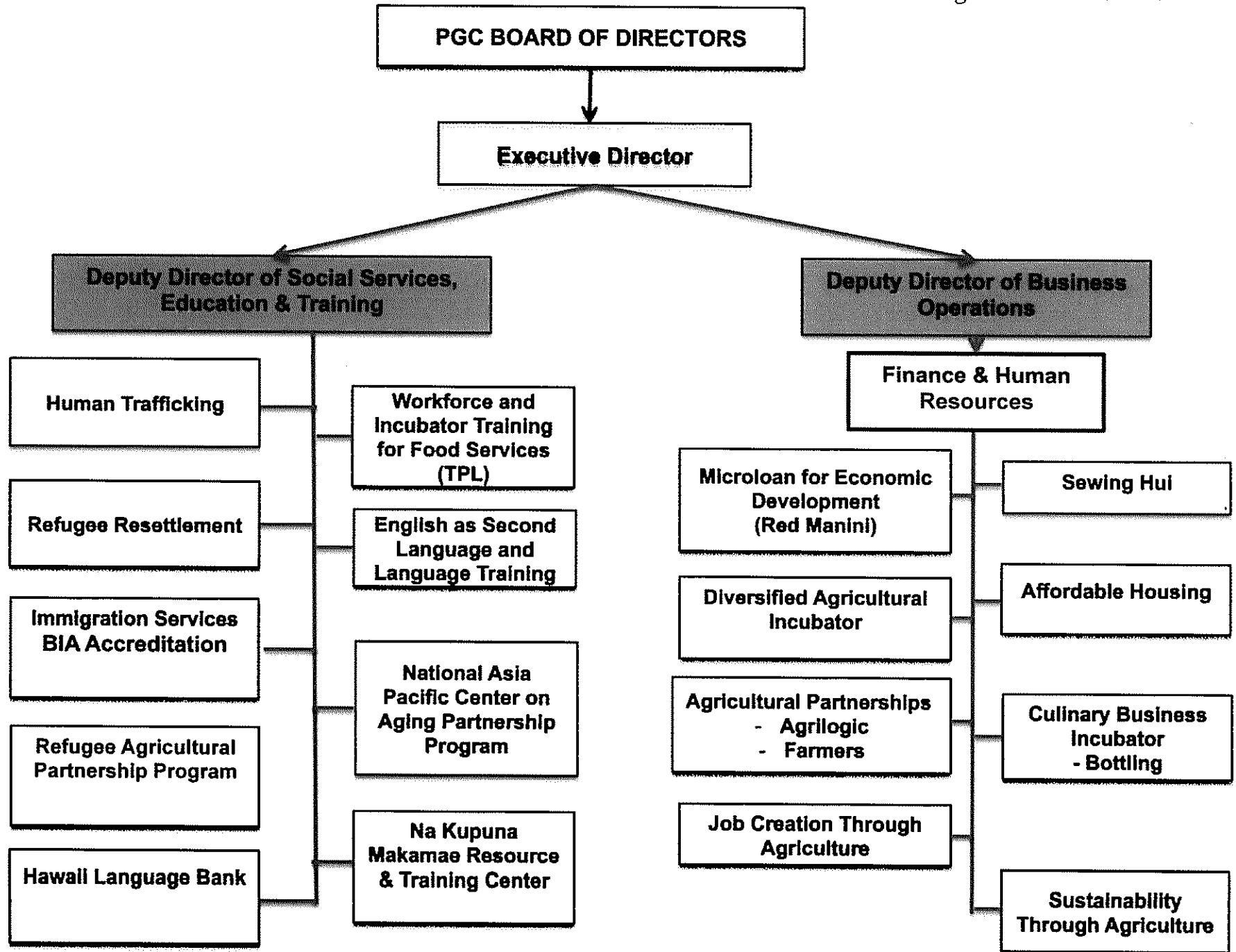
### **SELECT COMMUNITY VOLUNTEER ACTIVITIES**

- **Punahou School.** Advisor and chaperone, National Academic WorldQuest Competition in Washington DC, 2005, 2008, 2010 - 2012
- **East West Center.** Coordinator, International Education Week: Elementary Program for public and private schools, 2002-2004; hosted East-West Center students from China, Egypt, India, Japan, Nepal, and Thailand.
- **Independent Schools Associations.** Presenter, National Association of Independent Schools in 1996 and 2002; Featured speaker, Independent Schools Association of the Southwest in 2001.

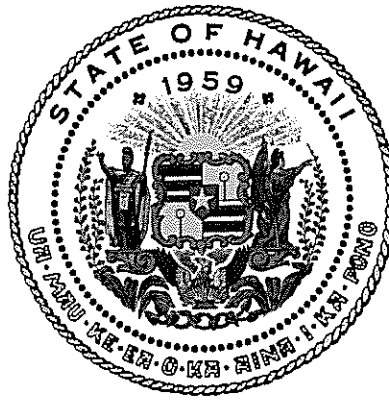
### **AWARDS AND CERTIFICATIONS**

Small Business Administration 2014 Home-Based Business Champion, State of Hawai'i, for work with small entrepreneurs; 2016 Spark of Hope Award of the Interfaith Alliance of Hawaii for inspiring work in the community for the disenfranchised; United States Committee for Refugees and Immigrants (USCRI) certifications for Matching Grant and Reception & Placement Programs for refugees and human trafficking victims; Certification of completion of "Introduction to Immigration Law Practice" with the Catholic Legal Immigration Network, Inc.









**Department of Commerce and Consumer Affairs**

**CERTIFICATE OF GOOD STANDING**

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

**PACIFIC GATEWAY CENTER**

was incorporated under the laws of Hawaii on 03/22/1984 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

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

Dated: January 11, 2017

Director of Commerce and Consumer Affairs



# THE PIG & THE LADY

Attachment K  
Letters of Support

January 19, 2017

Dr. Tin Myaing Thein  
Executive Director  
Pacific Gateway Center  
723-C Umi Street  
Honolulu, HI 96819

Re: Requested funding -- Pacific Gateway Center (PGC) Capital Request -- GIA Grant FY 18

Dear Dr. Myaing,

The Pig & the Lady is in full support of your proposal to request funding to:

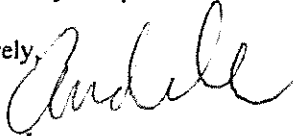
1. Repair the roof as a secure and fixed solution to the flooding issue that our restaurant has endured for the past two years; and
2. Create better access to immigrant and English-as-a-Second Language and citizenship classes for PGC clients.

The severe water leakage at 83 N King St. building has been a major safety concern for both our employees as well as our customers. When a major rainstorm hits the island, there is always a significant downfall of rainwater (almost like a waterfall) into our first floor dining room, our first floor kitchen (onto the food sometimes), as well as the second floor area. This poses a severe public safety issue as we wish to avoid any slip-and-fall or other injuries.

The direct access bridge is equally supported by The Pig & the Lady. Currently, PGC English-as-a-Second Language, Citizenship classes as well as immigration services take place on the 3<sup>rd</sup> floor of this building. This necessitates PGC clients having to go through the loading area and the back kitchen entrance for access to either the elevator or the stairwell. The public going through the busy kitchen poses many potential hazards. Oftentimes, these clients also go through the dining area to get to the elevator in the kitchen, and this can be disruptive to both diners and restaurant employees.

We deeply appreciate and fully support PGC's concern and stewardship of the building and its concerted efforts to try to repair the water leakage and to create a better access to services for its clients.

Sincerely,



Andrew Le  
Owner, The Pig & the Lady Restaurant



{ A } PO BOX 235829, HONOLULU, HI 96823

{ P } 808.585.8255

{ W } THEPIGANDTHELADY.COM

{ E } INFO@THEPIGANDTHELADY.COM

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## FUNG ASSOCIATES, INC.

architecture ■ preservation ■ planning ■ interiors

January 20, 2017

Dr. Tin Myaing Thein  
Executive Director  
Pacific Gateway Center  
723-C Umi Street  
Honolulu, HI 96819

Re: Pacific Gateway Center (PGC) Capital Request – GIA Grant FY 18

Dear Dr. Myaing,

We are pleased to learn that Pacific Gateway Center will be submitting a Capital Request grant as part of the to the Twenty-Ninth Legislature, Application For Grants FY 18. We understand that PGC will request for funds specifically to preserve and extend the legacy of the historically significant 3-story building in Chinatown located at 83 No. King Street, Honolulu, HI 96819 as well as to allow more direct access for clients to critically-needed services offered by PGC.

As you are aware, our architectural firm, Fung Associates, Inc. ([www.funghawaii.com](http://www.funghawaii.com)), a design firm considered a leader in preservation work, has been engaged by the Honolulu Authority for Rapid Transit (HART) to support its Historic Preservation Committee that was charged with providing awards to historic sites along the rail routes. The 83 No. King Street building was qualified to apply for funds to preserve the originally-designed façade of the building, and PGC's proposal was selected for such an award in December 2014.

Fung Associates, Inc. has been contacted by PGC on many occasions to provide counsel and guidance on the preservation of this building which shows their commitment to preserving the historic character of their building.

We commend and support PGC on its capital request proposal to:

1. Seek a more long-term and stable solution to the severe water seepage after heavy rains. We have been asked for guidance and advice on the enduring problem of severe water seepage after heavy rains that affects all 3 floors and poses a public safety issue, especially slip and falls, because of the heavy public use of the building; and
2. Create an easier access from the ground to the 3<sup>rd</sup> floor as clients seeking PGC services on the 3<sup>rd</sup> floor currently must go through the kitchen of The Pig & the Lady to use the elevator to get to the 3<sup>rd</sup> floor where services are conducted. There is no immediate access to the 3<sup>rd</sup> floor from the main entryway facing No. King Street. We will be happy to review the drawings to ensure they meet the Secretary of Interiors Standards and Guidelines before submitting them to permit.



## **FUNG ASSOCIATES, INC.**

architecture ■ preservation ■ planning ■ interiors

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We understand that the purpose of the building is to advance the mission of PGC, and, as such, your proposal supports not only the responsible stewardship of the building but also creates better access for the disenfranchised to immigration, English-as-a-Second language and other services they critically need.

We fully support this proposal and please feel free to call upon us for counsel or advice.

Sincerely,

**Tonia S.  
Moy**

Digitally signed by Tonia S. Moy  
DN: cn=Tonia S. Moy, o=Fung  
Associates, Inc., ou,  
email=tonia@funghawaii.com,  
c=US  
Date: 2017.01.20 08:42:58 -1000

Tonia Moy, AIA  
Vice-President  
Fung Associates, Inc.