



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

J. WALTER CAMERON CENTER

was incorporated under the laws of Hawaii on 12/29/1967 ;
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, 2023

Director of Commerce and Consumer Affairs



To check the authenticity of this certificate, please visit: <http://hbe.ehawaii.gov/documents/authenticate.html>
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95 MAHALANI STREET
WAILUKU, HAWAII 96793
PH: (808) 244-5546
FAX: (808) 242-1857
WEBSITE:
www.jwcameroncenter.org
Email:
info@jwcameroncenter.org

BOARD OF DIRECTORS

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Royce Fukuroku
Hideo Kawahara
Anthony Krieg
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Sharon Soderani
Joyce Tamori, *Treasurer*
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Mary Cameron Sanford
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Lloyd K. Soderani
Rep. Joseph Souki
Fumio Tsuji, D.D.S.
Marta Unemon

CHAIRMEN IN MEMORIAM

J. Walter Cameron, 1969-1976
Douglas R. Soderani, 1976-1996
Michael H. Lyons, II, 1996-2004

RESIDENT AGENCIES

Alu Like, Inc.
American Red Cross
Hale Mahaolu-Home Ownership
Counseling
Hauoli Piha
Hui No Ke Ola Pono
Kinokeo Foundation
Mau Community Mental Health
Mau County Office on Aging
Mau Facilities Engineering Leadership Counsel
Mau Mediation Services
Mau Pops Orchestra
Mau United Way
Mauliola Pharmacy
Mental Health America of Maui County
M.E.O. Kahu Kamahā
Na Keiki O Emalia
Pacific Cancer Foundation
Quality Care of Hawaiian Keiki

VERIFICATION THAT GRANT WILL BE USED FOR PUBLIC PURPOSE

J. WALTER CAMERON CENTER
GIA HAWAII STATE LEGISLATURE

2023 REQUEST

January 4, 2023

To Whom it May Concern,

The J. Walter Cameron Center specifies that the 2023 Grant-In-Aid will be used for a public purpose pursuant to Section 42F-102 Hawaii Revised Statutes.

Mahalo nui loa,

Cesar Gaxiola
Executive Director
J. Walter Cameron Center

II. Background and Summary

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

J. Walter Cameron Center Mission

The J. Walter Cameron Center is a 501(c)3 nonprofit organization that serves to incubate, support and accelerate social good in our community.

A History of Service

Five decades ago, two extraordinary men had one vision – to significantly increase the impact of organizations serving those in need on Maui. These men – J. Walter Cameron and Douglas Sodeani – turned their vision, simple in concept, into a reality.

In so doing, they addressed a critical need by establishing a central location dedicated to providing affordable program and administrative space to non-profit organizations that supplied health, education and human services to Maui residents.

With generous support from government agencies and private supporters, the J. Walter Cameron Center became home to sixteen agencies in 1973. It is one of the most established social-service headquarters in the nation, and the oldest and largest in Hawaii. Interwoven within the fabric of the community, the JWCC today is recognized as being at the crossroads for programs and services for Maui residents of all backgrounds. Even more, it has become a safe environment for people with special needs, and a home for the health and social service organizations dedicated to serving them.

It is where neighbors take care of neighbors and it is a manifestation of Maui's deeply rooted value of kokua (helping others) and laulima (working together). Committed to our mission, today the J. Walter Cameron continues to be at the crossroads of the Maui nonprofit community with 18 nonprofits residing within that provide social service programs to over 40,000 low-income Maui residents.

2. The goal for this request is to increase safe access to vital services for vulnerable and at-risk Maui residents. Another goal is to strengthen and repair infrastructure to mitigate risks and conserve resources such as water, electricity, and labor.
- Parking lots: Repairs holes, level some areas and parking lot striping
Hallways Concrete Repairs: Floor fractures at various locations throughout the facility (\$169,000).
Irrigation System (32 stations): Upgrade and repairs for the irrigation control panel, sub stations, well pump and filters (\$96,000).
AC Software: Control software and miscellaneous repairs (\$97,000).
Signs & Directories (5): Street signs, property signs between buildings, door signs & directories (\$54,000).
Staircases (5): Steps and handrails repairs, lighting and non-slip paint for safety (\$58,500).
Overflow Parking Lot: Leveling lot, laying asphalt and striping. Add curb for water drainage, fencing and safety (\$199,000).

3. The public purpose and need to be served:
The agency mission and goal of the Cameron Center is to incubate, support, and accelerate social good in our community. This proposal includes six projects that will ensure safety, accessibility, and comfort in offices and client examination rooms. It will conserve resources such as water, electricity, and labor.
The Cameron Center is the site of 18 nonprofit and public organizations serving low-income residents from preschool age to the elderly population of Maui. Many of our resident agencies are also recipients of County, State and Federal grant funds and therefore, this project leverages public dollars to further support the varying missions of the resident agencies, including:

- Alu Like
- American Red Cross
- Exertus Financial Partners
- Hale Mahaolu Housing Program
- Hau`oli Piha
- Hui No Ke Ola Pono
- Kimoqueo Foundation
- Maui Community Mental Health
- Maui County Office on Aging
- Maui Family Support Services
- Maui Facilities and Engineering Leadership Council
- Maui Pops Orchestra
- Maui United Way
- Maui Mediation Services
- Mental Health Association of America
- MEO Kāhi Kamali`i
- Na Keiki O Emalia
- Pacific Cancer Foundation

4. Describe the target population to be served; and
The Cameron Center's target population is the low-income population of Maui as well as the general community.
According to our recent survey of resident agencies:
100% state that the Cameron Center enhances their ability to fulfill their agency's mission
100% proclaim that the Cameron Center is a vital resource for their agency
100% feel that the location of the Cameron Center is a strategic place for their agency to serve their target populations

5. Describe the geographic coverage.
As a centrally located human service complex, we have a reputation of being a safe, clean, and healthy facility with 50 years of service. The recent Maui CEDS report states that the Health and Wellness Goal #1 is to "Provide a comprehensive, higher quality of healthcare services" including the objective of "Growth of more reliable, modern medical infrastructure to make Maui a more attractive place to live and work" (Maui CEDS, 2016). These improvements fall within these goals which were developed by multiple focus groups, professionals, and citizens. The Cameron Center provides a location for nonprofits on tight budgets by reducing their space costs to far below market commercial rental rates, along with networking and collaboration opportunities.

Since its opening in 1973, the Cameron Center has been known as a place of hope. The Cameron Center has been affected by the impact of the COVID virus causing us to delay nearly \$1.4 million in capital improvement projects needed to support the work of our 18 resident agencies and ensure the health and safety of their clients while visiting the facilities. Centrally located, the low-income and vulnerable residents of Maui are able to easily access the facility and therefore gain access to many social, health, and community resources. Maintaining high safety standards, ADA accessibility, and regulated/comfortable temperatures will ensure our resident agencies can continue their good work for Maui's at-risk community.

III. Service Summary and Outcomes

To improve accessibility and safety to the vulnerable populations that are served at the Cameron Center, we seek funds to improve and rehabilitate the following projects:

Parking lots: Repairs to cracks & holes, level some areas, and parking lot striping. As many of our resident agencies serve at-risk vulnerable patients (elderly, injured, sick, etc.) a cracked parking lot with holes and unclear stall lines can lead to accidents and injury. Repairing these items will reduce risk and insure safety for our clientele. This task requires design from a licensed contractor, replacement and renovation of existing parking lots, and paint. Photos show only a small sample of repairs needed. (\$169,000)



Hallways Concrete Repairs: Floor fractures at various locations throughout the facility. Repairing the cracks and fractures in the floors of the facility will mitigate future costly repairs while keeping our clients safe and secure. Photos show only a small sample of repairs needed. (\$96,000)



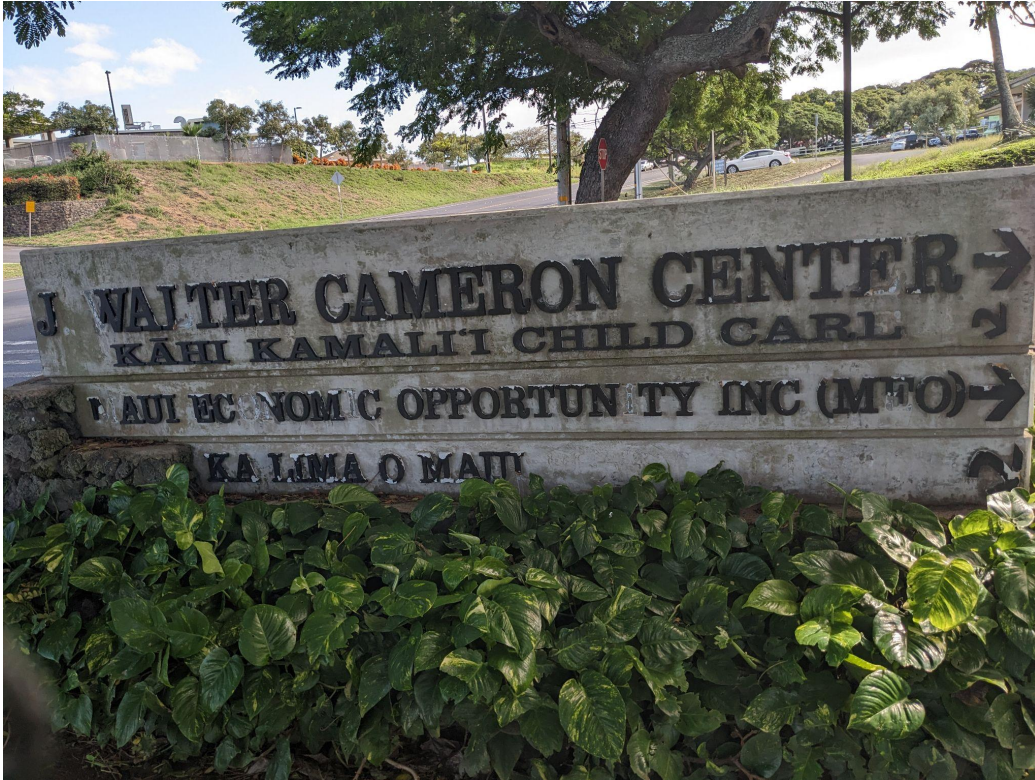
Irrigation System (32 stations): Upgrade and repairs for the irrigation control panel, sub stations, well pump and filters. This item will improve the efficiency of our water usage and maintenance labor. Photos show only a small sample of repairs needed. (\$97,000)



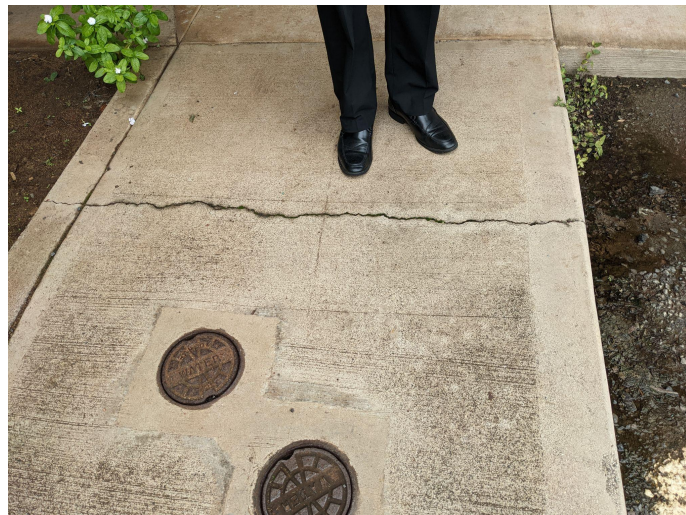
AC Software: Control software and miscellaneous repairs. The air conditioning chiller cools our facilities so that our agencies and their clients and patients are able to receive services in a safe and comfortable manner. The gym, for example, is used by cardio patients under Hui No Ke Ola Pono. The high afternoon temperatures of Wailuku could render serious injury in the gym to these high-risk patients if the AC is not functioning properly. Installing current technology to maintain the AC levels (which are currently manually controlled) will improve the efficiency of our electricity usage as well as our maintenance labor costs. Photos show only a small sample of repairs needed. (\$149,000)



Signs & Directories (5): Street signs, property signs between buildings, door signs & directories (5). Many signs are dated and suffering from erosion of the past five decades. This can cause confusion and delay of services. The Cameron Center must have clear signage so that elderly and vulnerable patients can efficiently access the services we offer. Photos show only a small sample of repairs needed. (\$54,000)



Staircases (5): Steps and handrails repairs, lighting and non-slip paint for safety. The five stairways within the Cameron Center are necessary for accessing crucial services, however as there are no elevators, we must maintain the staircases to ensure safety and mitigate risk of falls and injuries. Photos show only a small sample of repairs needed. (\$58,500)



Overflow Parking Lot: Leveling lot, laying asphalt and striping. Add curb for water drainage and build fencing for safety. With the last Kona Low storms, we encountered inefficient drainage, erosion, and decay. This lot is used by our neighboring Police Dept and is adjacent to the daycare facility. As first responders, the police must be able to access parking and their vehicles in a safe and efficient manner. (\$199,000)



2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;
 - Jan-Mar 2024: Bids and quotes are requested and collected. Contracts are being negotiated and signed.
 - Apr-Jun 2024: Materials are ordered and equipment rentals are scheduled. Detour routes are designated and areas are being prepped for renovation.
 - Jul-Sep 2024: Initial construction begins. Each item will be scheduled and executed as materials and contractor schedules allow.
 - Oct-Dec 2024: Construction continues. As projects end, data is collected. Photos are taken and our facilities manager and maintenance workers learn the new systems of maintenance. Final reports are completed.

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


Monthly monitoring reports from the contractor will be given to the Executive Director. Any deviations from the work order will be evaluated and addressed immediately. Regular site visits from the Facilities Manager, Executive Director, and Facilities Committee of the Board of Directors will ensure plenty of oversight. Progress reports will be issued at the monthly Board of Directors meetings.

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.
 - Surveys of our resident agencies will measure the success of the program. We expect 100% success. Our last survey revealed that 100% of the resident agencies feel that our facility assists them in fulfilling their missions. We know they are working over 100 programs through our facilities and are incredibly thankful that they do not have to focus on capital requests such as this, and can therefore focus all their energies into the Maui community.
 - Another measure will be increased client reach, since the facility will have increased accessibility. We will monitor this in the forms completed by resident agencies.
 - Reduced labor, electricity, and water bills. We will be able to compare last years' bills to the bills after completion of these projects to show the increase in efficiency.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2023 to June 30, 2024

Applicant: J. Walter Cameron Center

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries	NA			0
2. Payroll Taxes & Assessments	NA			0
3. Fringe Benefits	NA			0
TOTAL PERSONNEL COST	NA			0
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island	NA			0
2. Insurance	NA			0
3. Lease/Rental of Equipment	NA			0
4. Lease/Rental of Space	NA			0
5. Staff Training	NA			0
6. Supplies	NA			0
7. Telecommunication	NA			0
8. Utilities	NA			0
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	NA			0
C. EQUIPMENT PURCHASES	NA			0
D. MOTOR VEHICLE PURCHASES	NA			0
E. CAPITAL	NA			0
TOTAL (A+B+C+D+E)	NA			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	NA	Cesar Gayola 808 344 5546		
(b) Total Federal Funds Requested	NA	Name (Please type or print) Phone		
(c) Total County Funds Requested	NA	 1/12/2023		
(d) Total Private/Other Funds Requested	NA	Signature of Authorized Official Date		
TOTAL BUDGET	NA	Cesar Gayola, Executive Director Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES Period: July 1, 2023 to June 30, 2024

Applicant: _____ J. Walter Cameron Center _____

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not Requesting Funding In This Category			\$ -	0
Not Applicable			\$ -	0
			\$ -	0
			\$ -	0
			\$ -	0
TOTAL:				0

JUSTIFICATION/COMMENTS:
No fund requests for equipment

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not Requesting Funding In This Category			\$ -	0
Not Applicable			\$ -	0
			\$ -	0
			\$ -	0
			\$ -	0
TOTAL:				0

JUSTIFICATION/COMMENTS:
No fund requests for vehicles

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS Period: July 1, 2023 to June 30, 2024

Applicant: _____ J. Walter Cameron 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: 2021-2022	FY: 2022-2023	FY:2023-2024	FY:2023-2024	FY:2024-2025	FY:2025-2026
PLANS						
LAND ACQUISITION						
DESIGN			100000			
CONSTRUCTION			722500			
EQUIPMENT						
TOTAL:			822,500			
JUSTIFICATION/COMMENTS: This budget is for renovation of parking lots, hallways, irrigation systems, AC, signage, staircases, and overflow parking lots.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: J. Walter Cameron Center

Contracts Total: 4,918,650

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Rehabilitation of Windows, ac, doors	2016	Dept. of Health	State GIA	2,225,000
2	Parking lot paving and ADA improvements	2018	CDBG	County/State	369,650
3	Meeting Facilities Improvement	2018	Dept of Housing	County	90,000
4	Interior Lighting, exterior painting	2018	Dept of Health	State GIA	600,000
5	Building 5 Interior improvement	2019	Dept of Housing	County	239,000
6	Fire Alarm System Rehabilitation	2019	CDBG	County/State	198,000
7	Kahi Kamalii AC system Replacement	2020	Dept of Housing	County	169,000
8	Restroom Rehabilitation and ADA accessibility	2022	Dept of Health	State GIA	450,000
9	AC Chiller	2023	HRSA	Federal	383,000
10	Wrapping Rehabilitation, Accessibility	2023	Dept of Housing	County	195,000
11					
12					
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1. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2024.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
200,000	200,000	200,000	222,500	822,500

2. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2024.

Weinberg Foundation, Atherton Foundation, Fred Baldwin Foundation

3. 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. Not applicable.

4. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2024 for program funding.

Fire Alarm System Rehabilitation	2019	CDBG	County/State	198,000
Kahi Kamalii AC system Replacement	2020	Dept of Housing	County	169,000
Restroom Rehabilitation and ADA accessibility	2022	Dept of Health	State GIA	450,000
AC Chiller	2023	HRSA	Federal	383,000
Wrapping Rehabilitation, Accessibility	2023	Dept of Housing	County	195,000

5. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2022.

\$50,000	Sentry Tournament of Champions (secured)
<u>\$55,000</u>	<u>Donations (secured)</u>
\$105,000	TOTAL UNRESTRICTED CURRENT ASSETS AS OF 12/31/22

V. Experience and Capability

1. Necessary Skills and Experience

The Cameron Center has been successfully involved in the maintenance, repair and upgrade of its facilities for the past 50 years, since opening in 1973. The executive director has been in his position for the past 16 years. The dedicated board, staff, and volunteers possess the necessary skills, abilities, knowledge and experience relating to capital improvement projects such as in this proposal. Verifiable experience of related CIP projects and contracts include:

- A. Fire Alarm System Rehabilitation (2019) CDBG County/State \$198,000
- B. Kahi Kamalii AC system Replacement (2020) Dept of Housing County \$169,000
- C. Restroom Rehabilitation and ADA accessibility (2022) Dept of Health State GIA \$450,000
- D. AC Chiller (2023) HRSA Federal \$383,000
- E. Wrapping Rehabilitation, Accessibility (2023) Dept of Housing County \$195,000

2. Facilities

Since its opening in 1973, the Cameron Center has been known as a “Place of Hope,” and the site of 18 Resident Agencies with 100+ programs serving a pre-pandemic client base estimated at 30,000 members of the low-income community of Maui. The center is situated on a 2-parcel, 8.68 acre campus located in Wailuku, Maui. The campus includes free parking, three public meeting rooms/auditoriums, 27 restrooms, showers, a therapy pool, gym for cardio patients, and outdoor stage and gathering space. Adjacent to the hospital, police station and Maui Economic Opportunity, the facility is centrally located to maximize service to the high-need population of Maui.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

This project will be managed by the Executive Director, Cesar Gaxiola. He will supervise the work of experienced and licensed contractors as he has successfully accomplished in the past. Cesar has been ED for the Cameron Center for the past 16 years and holds all the necessary skills, education, and qualifications to successfully execute this project with the highest of standards. Please see his resume; attached:

Resume: [César E. Gaxiola](#) **Address:** 189 Kamahao Circle Wailuku, Hawaii 96793
E-mail: cesar@jwcameroncenter.org

PROFESSIONAL SKILLS AND ABILITIES

Management and Supervisory:

- Oversees operations and property management.
- Planned, coordinated and organized community festivals.
- Recruited and implemented 12 Federal, State and County grants.
- Performed all aspects of operating a small business as a sole proprietor.
- Coordinated and supervised the implementation of assigned departments.
- Agency wide gathering and submission of quarterly reports to board members and funders.
- Responsible for interviewing, hiring & training new employees for different programs and projects.
- Coordinated the funding and installation of 3 Power Purchase Agreements for 262 KW's PV Systems.
- Supervised 50 general employees and coordinated the men's dormitory for over 130 field workers.
- Served as liaison with the Pineapple Corporations (Dole, Maui Pineapple Co & Del Monte).
- Manage \$6 million in capital improvement projects and rehabilitation upgrades to JWCC facilities.

Community Affiliations:

- Maui Nonprofit Directors Association-President DEC 2013-DEC 2014
- Maui County Persons with Disability Commission-Chair APRIL 2012-DEC 2014
- Na Hale O Maui Board-President MAR 2009-JUNE 2014
- Maui High School Community Council-Past President AUG 2009-OCT 2012
- Member of MECO's Integrated Resource Planning Group OCT 2004-OCT 2008
- Member of the Maui Long Term Care Partnership OCT 2004-OCT 2007
- Member of the Maui Homeless Alliance JUNE 2004-OCT 2006
- Member of the Kahului Rotary Club JUNE 2002-DEC 2008
- District 5000 Rotary Grants Coordinator for Maui JULY 2005-DEC 2008
- Board of Directors member for Hina Mauka JUNE 2000-JAN 2005
- President of the Maui Chapter League of United Latin American Citizens APR 2001-JUNE 2005
- Member of the National Council of La Raza (NCLR) AUG 1999-DEC 2005
- Board member for Legal Aid Society of Hawaii JAN 1996-JUNE 1997
- Representative for the Mexican Consulate OCT 1996-OCT 1999

Education:

- National Association of Nonprofit Organizations and Executives NOV 2017
- Weinberg Fellows Program DEC 2014
- UH-MC Nonprofit Management Certificate Class MAY 2011
- UH-MC Ka Ipu Kukui Fellows Class JUNE 2008
- Maui Community School for Adults GED Diploma JUN 1996
- School of Computer Science, La Paz, Baja California, Mexico NOV 1987

Work History:

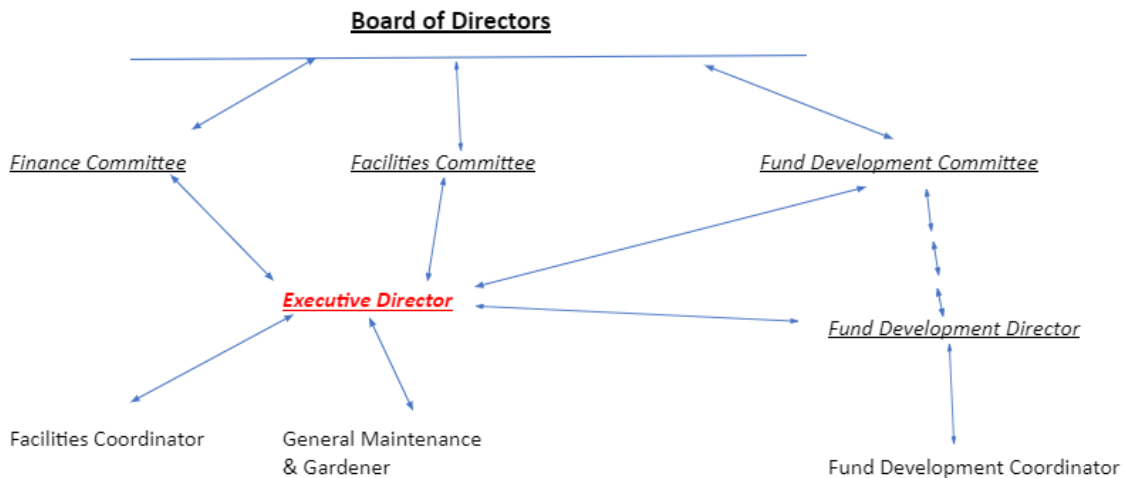
Executive Director	J. Walter Cameron Center	OCT 2006-Present
Operation Director	Maui Economic Opportunity, Inc.	DEC 1995-OCT 2006
Delivery Truck Driver	VIP Foodservice	JUN 1994-DEC 1995
Supervisor & Truck Driver	Maui Land & Pineapple Company	DEC 1990-JUN 1994
Pineapple Picker	Wailuku Agribusiness Company	MAY 1990-OCT 1990

2. Organization Chart

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

J. WALTER CAMERON CENTER ORGANIZATIONAL CHART

DECEMBER 22, 2022



3. Compensation

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

Executive Director: \$95,000

Fund Development Director: \$69,000

Facilities Manager: \$55,920

VII. Other

1. Litigation

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

NOT APPLICABLE

2. Licensure or Accreditation

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

The Cameron Center possesses all required licenses and certifications required to begin this project. Our Executive Director holds the following accreditations:

- Weinberg Fellows Program (Dec 2014) - A year-long intensive program on leadership, management and non-profit training.
- UH-MC Nonprofit Management Certificate Class (May 2011)
- UH-MC Ka Ipu Kukui Fellows (June 2008)

3. Private Educational Institutions

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

NOT APPLICABLE

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2023-24 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2023-24, but
- (b) Not received by the applicant thereafter.

This GIA application is a one-time funding request and the activity funded by the grant does not require sustaining funding. However, in terms of sustaining activity funded by the grant, the up-keep and maintenance on the parking lots, irrigation systems, hallways, staircases and signs will be paid for out of monthly Resident Agency fees as is our practice. The Resident Agency fees are set annually to cover such upkeep and maintenance items and paid to the Cameron Center.