



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

MANOLOA INC.

was incorporated under the laws of Hawaii on 03/16/2018 ; 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 03, 2023

Director of Commerce and Consumer Affairs



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

The undersigned authorized representative of the applicant certifies the following:

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

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

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

Mano Loa Inc.

(Typed Name of Individual or Organization)

Madeline Sears
(Signature)

1/19/23
(Date)

Madeline Sears
(Typed Name)

1/19/23
(Title)

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

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: Db: Manoloa Inc Rainbow Bridge Hawai'i

Amount of State Funds Requested: \$ 240,101

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

The only access we have to the property is a single road in disrepair left over from the sugar cane industry. The road requires 4-wheel drive, damages vehicles, and is not accessible to the community that we are serving. Our proposal is to make a .85 of a mile long road go through our property from the highway entrance. Our plan is to keep the road's footprint minimal, look like the natural landscape, and be easy to maintain. We are using the industry standard pricing for a road installation. The road will facilitate our farming, building, and workshop programming for the community.

Amount of Other Funds Available:	Total amount of State Grants Received in the Past 5 Fiscal Years:
State: \$ _____	\$ <u>206,000</u>
Federal: \$ _____	
County: \$ _____	Unrestricted Assets:
Private/Other: \$ _____	\$ _____

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

Type of Business Entity:

- 501(C)(3) Non Profit Corporation
- Other Non Profit
- Other

Mailing Address:

PO Box 50
City: State: Zip:
Ninole HI 96773

Contact Person for Matters Involving this Application	
Name: Madeleine Sears	Title: President
Email: madeleine@rainbowbridgehawaii.com	Phone: (385) 528-7594
Federal Tax ID#: [REDACTED]	State Tax ID#: [REDACTED]

Madeleine Sears
Authorized Signature

Madeleine Sears, President
Name and Title

1/19/23
Date Signed

Longer Description from Cover Page:

We have a single road in disrepair left over from the sugar cane industry, that is the only access to our 86 acre property. The road requires 4-wheel drive, damages vehicles, and is not accessible to the larger community that we are serving. Our proposal is to make a .85 of a mile long road to go through our property from the highway entrance, past our bottom lychee orchard gate to our beehives. Our plan is to keep the road's footprint minimal, have the road look like the natural landscape, and be easy to maintain. Industry standard for a road installation is priced out to \$5.35 a square foot. Our road would be 44,888 sq feet. The road will facilitate our farming, building, and workshop programming for the greater community.

I. Certification

The purpose of our non-profit Manoloa Inc:
We are an educational non-profit conducting workshops on sustainable building techniques & regenerative agriculture. We view our services as critical in an island isolated in the middle of the ocean. A disruption in the supply chain can be potentially devastating. We aim to enable families and local farmers to produce the basics so that as an island we can weather anything that might come our way.

We are asking for a grant to upgrade our current road to be properly accessible for our educational workshops. At present our road is only accessible by four wheel drive and causes damage to some vehicles. Our targeted group that we support with our programs are local and global communities interested in traditional and regenerative agriculture and building techniques. We are looking for \$240,101 in grant money to improve our road from the entrance at the highway up to the training facilities, .85 square mile. The road would be 10 feet wide, for a total of 44,888 square feet. This estimate is based on the industry standard of \$5.35 per square foot. We would hire a paving contractor to do the work.

We currently host and direct community farming days every Wednesday, that are attended by the public to come learn and grow with us. We host a variety of agroforestry experts to teach during these times everything from soil building to orchard care. Afterwards we give a tour of the land and then provide a farm to table dinner. In addition to these weekly events we provide regularly occurring workshops which have included how to build with "air-crete" as well as bamboo.

In the next 12 months we are planning a few more aircrete workshops, a permaculture training, and another on animal husbandry. In the past our workshops have ranged from 20 to 28 participants, including our weekly grow your own food sessions that we call Community Day.

We have received feedback that our road has prevented many people from coming back or participating in our events. Our estimate is that we can easily multiple our participants by a factor of 10, should our facilities be more accessible, and we could offer additional topics; not only are participants affected by the road, it also prevents us from hiring top experts.

II. Background and Summary

Our land which appears to be a very rare and intact ahupua'a, we want to honor that by cultivating traditional and indigenous food systems with ethical land stewardship practices. We are an educational demonstration site, showing how farming communities can be fostered in a sustainable manner by utilizing regenerative and traditional land stewardship practices.

We are situated on an 86 acre property located on the Hamakua Coast off of the Hawai'i Belt Road at mile marker 20. The land has been under the management of a land steward for the past 27 years who has built out the initial infrastructure. Our non-profit was formed in 2018 to better serve the greater community.

Agriculture: There is a mature lychee orchard with over 180 trees. A 2 acre permaculture demonstration market garden. We have year round honey from our bee hives. There are chickens for year round egg production. We have cattle and dairy cows doing rotational grazing creating fertility in our pastures. We have compost worm beds and compost piles to capture all food waste to build soil fertility. There are multiple diverse fruit tree orchards located throughout the land and along the gulches which include waterfalls. Our goal is to provide for most of our needs directly from cultivating and preserving the land.

Sustainable Living: Our property is completely off-grid including our water systems. Our energy comes from hydro electric, solar panels, and a backup gas generator.

Infrastructure: We have a community kitchen, great for hosting meals for small to large gatherings. And a community bathroom with 6 stalls and 2 hot water showers to host workshop guests and longer-term stays. We have a few more permanent structures for people to stay in for visits. Plus other temporary structures for people to put their tents in out of the rain for camping. We have built out a spot for a tree nursery, it is all ready to go.

Programs: We have a few different opportunities for the public to come learn and grow on the property. Through our work study program, seasonal workshops, and weekly community farming day. Our work study program is a 3-month internship stay on the land with hands-on experience with day to day activities of living in a community growing our own food together and participating in sustainable building projects. Anyone can apply, so we have had guests from all over the world come stay on the land. We have hosted a number of workshops, by letting others either rent out the space for like minded classes or we ourselves have hosted a number of workshops with different instructors who talk about anything under the umbrella of living in a sustainable way. Every Wednesday we host a community farming day that is open to the public to come learn and grow with us in the garden, then take a dip in our large waterfall pool, then end the day with a farm-to-table vegetarian dinner we prepare for our guests.

Partnerships: We have worked with the Hawai'i Tropical Fruit Growers, Ulu Collective, Kalani non-profit events, Hawaiian Sanctuary, Hakalau Farmers Market, Polestar, Dome Gaia, the grassroots Nitty Gritty Community Group, and have a partnership with the East Chapter of the Hawai'i Farmer's Union United, and relationships with other local farms.

Our programs would better serve the community if we had a functional road up to site.

III. Service Summary and Outcomes

We want a road that can improve the public accessibility of our programs and workshops. We will be contracting out the road work to licensed contractors who will build out the road up to professional standards, using appropriate materials after they assess our site. Preliminary exploration with local contractors show that our existing cane road offers a solid foundation. The industry standard of \$5.35 a square foot, which would include some but not extensive surface preparation. Our site manager will be overseeing the project, he has had many years of experience with construction and building. Our president and treasurer will work together to make sure all the funds are accounted for and distributed in an efficient manner. Our road will be graded and up to regular standards. This is a straightforward project and should be completed within one fiscal year. We will measure the effectiveness of the road by having the professional contractors building the road sign off on the project. We can take into account the feedback we receive from guests driving on the road for any improvements needed. We can measure the success of the road by its usefulness and longevity. We also have access to a civil engineer and two general contractors to provide donated technical assistance.

Right now we are only able to serve a limited population that has access to 4-wheel drive. We can currently shuttle a few people from the bottom of the land, but can not currently host the size of workshops that the size of this road will allow us to offer. Not only would we report on the success of the road installation and vouch for its long-term maintenance, but we would report on the number of public events and the number of residents served over the years, which will be greatly increased due to having the proper road infrastructure.

Our goal is to install a 10 feet wide road connecting the bottom to the top of our parcel that is professionally built in accordance with all applicable codes and good standards that is capable of supporting all forms of vehicular transportation from small cars to farm trucks to large delivery vehicles, to commercial heavy equipment and machinery. The road would enable us to do large-scale farm and building projects and have greater public accessibility.

Our board would be responsible for interviewing and selecting/hiring a reputable and licensed contractor that will complete the road project to ours and the grants specifications.

We have put in a lot of the work building infrastructure to host public gatherings and workshops, but are severely limited by our current lack of road infrastructure and the significant expenses involved in improving the road.

We use word of mouth and social media to do outreach for our community. We have an active newsletter to keep those interested individuals informed on what is currently going on at the property or other projects we are involved with. Our projects are announced at the weekly Kalani Ecstatic dances. We have found that information on the island travels quickly through word of mouth. Many visitors have heard about our events, workshops, retreats, and service projects through friends. Currently, we have a telegram channel dedicated to the weekly Community Days on the farm. Where people can see what we are working on that day for the agricultural service project. There is an instagram and facebook page. We are now working on a website.

IV. Financial

Budget

This is our anticipated quarterly funding requests for the fiscal year 2024 for this grant:

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$120,075	-----	\$120,075	-----	\$240,101

We have no state or federal tax credits, nor have we applied for any tax credits. We have a \$182,000 NRCS grant to clear the lower parcel of land from weed trees to create more pasture lands to allow our cows to graze. In 2017 we got a \$24,000 grant from the Regional Conservation Partnership Program with the USDA for tree mulching in our orchards.

For the fiscal year of 2024 we will be seeking sources of funding through the community donations for our workshops and We will be asking for donations for each of our workshops and holding private fundraisers on the farm. The non-profit organization does not own any assets at this time.

Budget: We are going to go out and hire a contractor. All management and administration will be donated by our inhouse team. For the road build we will take bids to find the best contractor looking at the national average pricing. According to the national average pricing with the square feet of 44,888 calculates out to \$240,101 to build our road.

V. Experience and Capability

We want a road that can improve the public accessibility of our programs and workshops. We will be contracting out the road work to licensed contractors who will build out the road up to professional standards, using appropriate materials after they assess our site. Our site manager will be ensuring the contractors have the supervision they need to complete the project, he has had many years of experience with construction and building and will be able to assure accountability by the contractors. We have an in-house engineer to do a final inspection of the road. Our president and treasurer will work together to make sure all the funds are accounted for and distributed in an efficient manner. Our road will be graded and up to appropriate standards. No additional skills, abilities, knowledge or experience is needed. No special facilities are required.

VI. Personnel: Project Organization and Staffing

Our board will be taking bids for different contractors to complete the road. There will be no other staff needed. Our on-site manager will be in contact with the contractors. The manager will answer to the board of directors. Currently, everyone is donating their time. We have no paid officers, directors, or employees of the organization.

VII. Other

We do not have any pending litigation to which we are a party, including the disclosure of any outstanding judgement. We do not have licensure or accreditation that is relevant to this request. This grant will not support or benefit a sectarian or non-sectarian private educational institution. (Excel sheet pages provided not applicable)

Future sustainability plan, if we receive the grant in aid for the fiscal year 2023-24 but not received thereafter, includes a high quality road that is easy to maintain for years to come. We would use different reasonably priced contractors to maintain the road and do any in house maintenance that we can. Like mowing and weed eating the sides of the road. Planting vegetation along the road that is manageable and adds beauty. With our different sources of

income we can pay for the road to stay in good condition for our many visitors. We have donations through our work-study program, retreats, agricultural education, native tree reforestation, beyond organic produce. The road will also open up our land to serve a greater population, including educational opportunities for children and teens.











Applicant Mano Loa Inc.

Application Submittal Checklist

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

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

Madeline Sears Madeline Sears, President 1/19/23
AUTHORIZED SIGNATURE PRINT NAME AND TITLE DATE