



PINAL COUNTY

WIDE OPEN OPPORTUNITY

**Proposition 202 Tribal Gaming
Application Sponsorship/Support Form
Requesting Pinal County serve as the Fiscal Agent/Pass Through Entity**

Name of the Tribal Community:

Due date of the application to the Tribal community:

The following information will be used by Pinal County to 1) send the resolution and grant documents for the applicant to submit to the Tribal community, 2) send the funds, if awarded.

Name of the Non-profit: VA Health & Wellness Center of AZ

Contact person/title: KENT O'SAY/Chief Executive Officer

Email address: kentosay@gmail.com

Address: 18961 North Shelby Drive, Maricopa, AZ 85138

Project name: Counseling & Job Training for Veterans

Amount being requested: 150K

Project summary: Acquiring land (1-3 acres) & building a center for therapy counseling & job training for veterans.

Beneficiaries: Pinal County Veteran Community

Supervisor District: District 1 - Rich Vitello

The undersigns hereby certifies they have read and comply with the responsibilities set forth in the PINAL COUNTY TRIBAL GAMING GRANT PROGRAM
Request for fiscal agent/pass through support documentation.

Kent O'Say
Director name and signature

Name of Applicant: VA Health & Wellness Center of AZ - DBA Maricopa Veteran Care ☐ X Other	
Contact Person and Title: Chrystal Allen-O'Jon, Vice President	
Applicant Address (administrative office): 18961 N Shelby Dr.	
City: Maricopa	Zip Code: 85138
Applicant Mailing Address (if different): NA	
City: NA	Zip Code: NA
Phone Number: 520-728-5807	Fax Number:
E-mail Address: chrysallenojon@aol.com	
Fiscal Agent for any Applicant that is not a City, Town, or County (<i>Special Taxing Districts/Fire Districts must have a Fiscal Agent</i>)	
Contact Person: Heather Patel, Grants Administrator	
City/Town/County P.O. Box 1348, Florence	
City: AZ	Zip Code: 85132
Phone Number: 520-866-6422	Fax Number: NA
E-mail Address : heather.patel@pinal.gov	

Program or Project Name: Counseling and Job Training for Veterans
Priority Area (Check all that apply) ☒ education ☐ public safety ☐ Xhealth ☐ environment ☒ promotion of commerce ☒ economic and community development
Purpose of Grant (brief statement): Acquire land and complete Phase I design/permitting for a 3,000-sq-ft job training, mentoring with offices for 3-4 local therapists for Veterans and their families. Storage facility to distribute clothes, toiletries and food for veterans and their families in employment transition.
Target Audience/Beneficiaries: Veterans and their families who are residents of Maricopa / Pinal County and beyond (est. 300+ beneficiaries yr-1).
Beginning and Ending Date of Jan 1 2026 – Dec 31 2026
Program or Project:
Amount Requested: \$150,000 Total Cost: \$1,500,000 (capital campaign goal)
Geographic Area Served: City of Maricopa and surrounding Pinal County

By the execution of this Grant Application the undersigned agrees that the information contained in this Application is true, to the best of the Applicant's knowledge. The Applicant shall notify the Community if any information in this Application changes.

Signature:

For the Applicant: Chrystal Allen-O'Jon Date: 04.23.2025

Typed/Printed Name and Title: Chrystal Allen-O'Jon, VP

For the Fiscal Agent: _____ Date _____

(If applicable)

Typed/Printed Name and Title: _____

2025 Ak-Chin Indian Community Grant Application Cover Sheet

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A. Purpose of Grant

In Maricopa and Pinal County, veterans and their families face a critical shortage of accessible PTSD wellness services, entrepreneurship training, mentoring, and collaborative workspace. The Maricopa Veterans Care Center (MVCC) seeks a \$150,000 grant from the Ak-Chin Indian Community to acquire a one-acre to three-acre parcel and complete all architectural, engineering, and permitting work for a 3,000 sq ft Veterans Entrepreneurship Training & Mentoring Center—which will also serve as MVCC’s headquarters and VA Health & Wellness hub. This Phase I funding will resolve two urgent needs:

- 1. Trauma-Informed Wellness & Support: A no-cost facility providing free PTSD therapy, stress-disorder diagnosis, job training, and transitional housing services as part of MVCC’s core mission to advance veteran care through research, education, and trained staff.**
- 2. Entrepreneurship & Co-Working Hub: Flexible workspace, mentorship pods, and business-development programming tailored to veterans, caregivers, and family members.**

Currently, Maricopa/Pinal County has no facilities offering combined free PTSD and business-development programming, and only a few for-profit co-working options with prohibitive fees. As a result, many veterans either receive no ongoing support or must travel long distances for intermittent workshops. By securing land and completing schematic design and permitting in 2026, MVCC will be poised to begin construction in early 2027 and open in mid-2028—maximizing every dollar for tangible, capital-asset creation under the Ak-Chin 12% guideline.

1. Project Description & Need

- Land Acquisition & Permitting (Q1–Q2 2026):**
Purchase a one-acre to three-acre site in Maricopa’s enterprise zone—near public transit and business corridors—then finalize schematic architectural plans, engineering studies, and submit all city and county permits.
- Co-Working & Training Space:**
Design flexible classrooms, confidential mentorship pods, open-plan work areas (up to 60 users), A/V systems, a tech-equipped resource library, and private counseling rooms.

- **MVCC Headquarters:**
Incorporate administrative offices and reception, eliminating MVCC’s current rent burden and co-locating wellness and entrepreneurial services on-site.
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2. Target Population

Over the grant year (Jan 1–Dec 31 2026), Phase I activities will directly engage:

- **600 veteran and family entrepreneurs (80% veterans, 20% caregivers/spouses) through design charrettes, focus groups, and stakeholder workshops.**
 - **300 participants in MVCC’s “Family Enterprise Pipeline,” introducing entrepreneurship fundamentals alongside PTSD-aware coaching.**
 - **1,000 total beneficiaries—including extended family members and community partners—gaining access to wellness services, mentoring, and eventual co-working membership.**
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3. Goals & Objectives

MVCC has established clear, time-bound objectives for the 2026 performance year:

Goal	Milestone
G1 (Q1)	Close land purchase and secure zoning approval
G2 (Q2)	Finalize 60% schematic design, cost estimates, and submit all permit applications
G3 (Q3–Q4)	Pilot 12 combined wellness & business workshops in a leased temporary classroom (180+ participants)

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G4 (Q4 rollover) **Prepare construction bid package, select general contractor, and schedule a 2027 groundbreaking**

4. Timetable

Quarter	Milestone
Q1 2026	Close on land; secure zoning and conditional-use permits
Q2 2026	Complete 60% A/E drawings; finalize engineering specs; submit permits
Q3 2026	Launch pilot training & wellness series (12 sessions; 180 attendees)
Q4 2026	Finalize design development; issue construction bid documents

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B. Resources to be raised

We are requesting Funding & In-Kind Support from other organizations for all monies needed (Capital Campaign Total: \$1,000,000)

- \$500,000 from private donors and corporate pledges**
- \$200,000 City of Maricopa ARPA allocation for land infrastructure**
- \$50,000 in-kind legal and appraisal services (pro bono by Board Member)**

Strategic Partners

To ensure robust programming and community engagement, MVCC will collaborate with:

- **City of Maricopa Economic Development Department for site-selection guidance and permit-expediting support.**
 - **Maricopa Community Colleges Small Business Development Center (SBDC) for curriculum design and workshop facilitation.**
 - **Local First Arizona to connect veterans with peer networks and vendor opportunities.**
 - **Ak-Chin Employment & Training to integrate tribal workforce development into our programs.**
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Sustainability Plan

By Year 3, operating revenues—room rentals, sponsorships, MVCC membership dues, and program fees—will cover 100% of annual operations. A sliding-scale membership model ensures core services remain free or low-cost for veterans and underserved users, while premium options (e.g., dedicated desks, private offices) subsidize community access.

Alignment with Tribal Funding History

Over the next 18 months, MVCC will pursue similar \$250K capital requests from Gila River and Tohono O’odham tribal entities, demonstrating both scalability and broad tribal support for veteran-led entrepreneurship.

C. Accounting & Reporting

- **Dedicated Fund Tracking:** All grant proceeds recorded in QuickBooks under an “Ak-Chin Grant” class.
- **Quarterly Financial Statements:** Issued by a CPA, reconciled to bank records, and reviewable by Ak-Chin staff.

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- **Performance Monitoring: Tracked in Salesforce (land acreage acquired, design completion %, attendance, participant feedback).**
- **Mid-Year & Final Reports:**
 - **July 15 2026: Mid-year progress report**
 - **Jan 31 2027: Final report with financials, schematic deliverables, and pilot outcomes**

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D. Budget & Justification – Phase I (Jan – Dec 2026)

Line Item	Cost	Justification
Land Acquisition (1 acre, enterprise zone)	\$150,00	Market-appraised Feb 2025; essential project site
Architectural & Engineering Fees	\$50,000	8% of estimated construction; covers schematic & permitting
City & County Permits / Impact Fees	\$10,000	Based on City Development Services estimates
Temporary Classroom Fit-Out & Furnishings	\$20,000	Lease and equip off-site space for pilot workshops
Contingency (8%)	\$20,000	Mitigates material cost volatility and permitting delays
Total Request (rounded)	\$250,00	

If only partial funding is awarded, MVCC will first allocate \$150,000 to secure the land parcel; subsequent tranches will follow the above priority sequence to ensure each funding release delivers tangible progress.