

Agenda

Economic Development Corporation

Board of Directors

City of Kalamazoo



Thursday, July 20, 2023

7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the meeting of the Economic Development Corporation on June 15, 2023 (**Action: Motion to Approve. Voice Vote**).

D. PUBLIC COMMENTS

E. DIRECTORS' COMMENTS

F. NEW BUSINESS

1. Approval of a recommendation to the City Clerk to Approve the 2-year renewal of the Adult Use Class C Grower (2 permits) and Adult Use Processor Marihuana Business Permit for Harbor Farmz North, LLC (**Action: Approval of a recommendation to the City Clerk to Approve the 2-year renewal of the Adult Use Class C Grower (2 permits) and Adult Use Processor Marihuana Business Permit for Harbor Farmz North, LLC) - Roll Call Vote**
2. Approval of a recommendation to the City Clerk to Approve the 1-year renewal of the Adult Use Glass C Grower (3 permits) for Sweet Cut Grow, LLC (**Action: Approval of a recommendation to the City Clerk to Approve the 1-year renewal of the Adult Use Class C Grower (3 permits) for Sweet Cut Grow, LLC) - Roll Call Vote**

G. UNFINISHED BUSINESS

1. Approval of a recommendation to the City Clerk to approve the 1-year renewal of the Medical Provisioning & Adult Use Retail Marijuana Business Permit for AEY Capital, LLC dba Gage (**Action: Approval of a recommendation to the**

City Clerk to approve the 1-year renewal of the Medical Provisioning & Adult Use Retail Marijuana Business Permit for AEY Capital, LLC dba Gage) - Roll Call Vote

2. Approval of a recommendation to the City Clerk to approve the 1-year renewal of the Adult Use Retailer Marijuana Business Permit for Redbud Roots Lab VI, Inc DBA Redbud Roots and GLH **(Action: Approval of a recommendation to the City Clerk to approve the 1-year renewal of the Adult Use Retailer Marijuana Business Permit for Redbud Roots Lab VI, Inc DBA Redbud Roots and GLH) - Roll Call Vote**
3. Approval of a recommendation to the City Clerk to approve the 1-year renewal of the Adult Use Glass A Grower, Adult Use Processor and Adult Use Retail Marijuana Business Permit for Yuma Way MI, LLC DBA Urban Gardens **(Action: Approval of a recommendation to the City Clerk to approve the 1-year renewal of the Adult Use Glass A Grower, Adult Use Processor and Adult Use Retail Marijuana Business Permit for Yuma Way MI, LLC DBA Urban Gardens) - Roll Call Vote**

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

J. ADJOURNMENT

**CITY OF KALAMAZOO
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
Thursday, June 15, 2023
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007**

MEMBERS PRESENT: Michael Gurnee; Jason Novotny; Lucas Middleton; Rachel Bair; Sharon Ferraro; Qianna Decker

MEMBERS ABSENT: Andrew Schipper; Nathan Bolton; Kevan Hess; Torean Greeley; Kyle Gulau

CITY STAFF PRESENT: John Weiss (Attorney, Dickinson Wright); Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Business Specialist); Beth Cheeseman (Executive Administrative Assistant); Jerrid Burdue (Neighborhood Business & Special Projects Coordinator)

Meeting was called to order at 7:46 AM by Vice-Chair Middleton.

MOTION TO EXCUSE ABSENT MEMBERS: Director Gurnee moved to excuse absent members; seconded by Director Decker. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Director Ferraro moved the approval of the agenda as presented; seconded by Director Novotny. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Gurnee moved the approval of the minutes from the meeting of May 18, 2023; seconded by Director Bair. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTORS' COMMENTS

None.

NEW BUSINESS

1. Approval of a recommendation to the City Clerk a 90-day probationary approval of the Adult Use Glass A Grower, Adult Use Processor and Adult Use Retail Marijuana Business Permit for Yuma Way MI, LLC DBA Urban Gardens (Action: Approval of a recommendation to the City Clerk a 90-Day probationary approval of the Adult Use Glass A Grower, Adult Use Processor and Adult Use Retail Marijuana Business Permit for Yuma Way MI, LLC DBA Urban Gardens) - Roll Call Vote

Mr. Thuringer reported that Yuma Way has nine full-time employees with salaries ranging between \$32,000-\$45,000 per year. They offer employee discounts, cash advances, sick leave, and health insurance. He shared that Yuma Way invested \$425,000 in building and façade improvements. Mr. Thuringer mentioned their Path to Success Program which allows for the opportunity for rapid growth within their company. They plan to give a percentage of their profit to charities that are dedicated to serving the local community. In the past year, they have spent \$300,000 on social equity vendors around the state although none are in Kalamazoo. Yuma Way plans to allocate 10% of their vendor spending to social equity businesses in the next year. Mr. Thuringer shared that their Personal Property Tax Statement is pending approval. That, along with a fire re-inspection, is the reason for the 90-day probationary status. Yuma Way has confirmed that their hiring practices conform with the City's anti-discrimination ordinance. Six of their employees are women; four employees identify as minority; eight employees are City residents; three employees reside in the qualified census tracts. It is unknown if any employees have past marijuana convictions. Yuma Way is a Gold qualifier with Michigan Cannabis Regulatory Agency.

Director Novotny asked if they would review their application again after the 90-days for a two-year renewal. Mr. Thuringer stated that their policy had been that if renewal items were not completed by the time it comes to the Board, then the recommendation was for a one-year renewal.

Ms. Narissa Falkner said they were diligently working to get their licenses. She noted that they would support local charities that would benefit the City as well.

Commissioner Decker asked what local vendors they were supporting. Ms. Falkner said she couldn't answer that as they have a separate Marketing Department. Mr. Thuringer noted that they used a local vendor called Rare Michigan Genetics. They didn't go deep into who they used for services like janitorial, etc. He said they could reach out to them and get that list.

Commissioner Decker asked about their donations and if they planned to reach out to local areas. Ms. Falkner said they were working with their Marketing Department to reach out to places this summer.

Director Gurnee moved approval of a recommendation to the City Clerk a 90-Day probationary approval of the Adult Use Glass A Grower, Adult Use Processor and Adult Use Retail Marijuana Business Permit for Yuma Way MI, LLC DBA Urban Gardens; seconded by Director Novotny.

A roll call vote was taken, and the motion passed unanimously.

2. EDC Loan Policy (Amending of the approved EDC Loan Process) (Action: Approval of updated loan policy. Roll call vote)

Mr. Thuringer recounted that last March the Board had approved a process for the EDC Loan policy. Attorney Robinson worked with them and had the Board follow the bond process for loans. Mr. Thuringer stated that the new attorney for EDC/BRA agreed that the policy is burdensome and needed to be revised. Staff included a proposed policy in the meeting packet. He said they hope to have the policy approved by this Board and then take it to the City Commission for approval. Mr. Thuringer indicated they would have a loan for the Board to review next month.

Attorney Weiss stated that he spoke with City Attorney Robinson, and they were in agreement that the policy was over inclusive because it included both the loaning and bonding process. He noted that the policy they are recommending to the Board is consistent with the statute. It gives them some discretion

to decide the amount and if a loan is secured or not secured. He stated that loans don't need to go back and forth to City Commission.

Director Ferraro asked if Attorney Weiss was comfortable that it maintains the same level of transparency as the previous process. Attorney Weiss indicated he was comfortable with that. He stated that the bonding process was different from the loaning process. Giving loans needs to be responsive to the situation. He felt they were clarifying two pathways for two different things.

Commissioner Decker clarified that the loans would not come to the City Commission. Attorney Weiss clarified that for bonding, they would follow the statutory process. This process is for loans out to the community. He said that the loan policy would go to the City Commission to be approved.

Director Bair asked if there were different documents depending on the kind of loans they give. Mr. Thuringer agreed that was correct. He said it was an Economic Initiative Fund (EIF) loan. They have \$500,000 budgeted for these loans. Mr. Thuringer added that they wanted to mirror the Michigan EDC, but they don't have a policy on loans – they take them as they come in. They have a full underwriting staff. The City would be working with attorneys and staff on the terms of the loans.

Commissioner Decker asked if something could be added so the City Commission could give feedback if they had a question. Attorney Weiss suggested they could be given notice of the loans. He was confident there could be an avenue for that, but he wasn't sure what that would look like. Commissioner Decker advocated to have certain parameters included in the language. Attorney Weiss said that one way to look at it is that the City Commission had already approved the funds for the budget. Commissioner Decker was uneasy about eliminating the City Commission from the process all together.

Commissioner Middleton said he appreciated the concern, and thought it was a benefit to have Commissioner Decker as a liaison to the Board. She would be involved and could speak on behalf of the City Commission. He said that when they initially adopted the policy for loans and copied the bond policy, it was overkill. This is an intention to streamline the process. The EDC is statutorily authorized to be able to loan these funds without the Commission.

Mr. Thuringer responded that this policy will be in front of the City Commission in a few weeks. Attorney Weiss indicated there are already some checks and balances in place.

Director Gurnee said that maybe as part of their internal policy, they could include notification to the City Commission. If further discussion was needed, they could have that conversation. Director Novotny suggested they can always ask for the staff report to make a recommendation if there is something they may want to pass by the City Commission.

Attorney Weiss recommended voting on the proposed policy included in the packet and allow the City Commission to review it and make changes. He shared that the EDC is set up to be nimble and active and immediately tied into development concerns. The City Commission has other areas of expertise. Attorney Weiss said that the loan process doesn't need to include the appointing of Directors, so that part should be cleaned up in any event.

Commissioner Decker asked if staff would do a presentation to the City Commission with the current policy and with the proposed changes. Mr. Thuringer stated they could put something together.

Director Bair shared that the City Commission approves their budget, and there is a clear policy in place for what the loans can be used. She said the Board has talked about a desire to speed up their processes and remove barriers for people who want to invest in the City. Director Bair saw this policy change as a

way to do that. The City Commission has delegated a little authority to them so things can happen faster. She felt that was a strong benefit of changing this policy. Director Middleton agreed with her comments.

Director Novotny moved approval of the updated loan policy; seconded by Director Ferraro.

A roll call vote was taken, and the motion passed unanimously.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

Mr. Thuringer gave an update on the Economic Development Strategy RFP. He said they will interview the top two firms. Unfortunately, quotes came in much higher than they estimated and budgeted. He wanted to let the Board know the process is going slower than they anticipated – it may stretch into next year.

Director Bair wondered if applicants were given a budget range. Mr. Thuringer said they were not – they were given exactly what the MEDC requires for an Economic Development Strategy.

ADJOURNMENT: 8:16 AM

Signature

Name/Title

Signature

Name/Title

INTER-OFFICE MEMO

To: The Economic Development Corporation Board of Directors

From: Paul Thuringer, Economic Development Supervisor
Jared Chambers, Business Specialist

Date: May 30, 2023

Re: Adult Use Grower Class C (2) & Processor Permit Renewal for Harbor Farmz North, LLC.

The City Clerk's Office has requested that the Economic Development Corporation (EDC) Board of Directors evaluate the *Marihuana Facility Permit Renewal Application* submitted by Harbor Farmz North, LLC for its facility at 2839 Full Circle Drive and that the EDC Board provide a recommendation regarding the renewal of this permit.

BACKGROUND

On July 15, 2022, the City Clerk issued an Adult Use Class C Grower – (2 permits) and an Adult Use Processor Permit to Harbor Farmz North, LLC, the applicant, for its facility at 2839 Full Circle Drive. This City Operating Permit is set to expire on July 14, 2023, and must be renewed before that date for the facility to continue operating. The applicant has submitted the required renewal application and the annual permit fee. City ordinance requires the Economic Development Corporation to review the renewal application and provide a recommendation. Below is the ordinance language that describes the specific role and responsibilities of the EDC in this process:

§ 20B-12

C. In determining whether to grant a renewal of a permit, the members of the City's Economic Development Corporation board will evaluate the permit holder's compliance with the statements it provided with its initial application and submission with its request for renewal of the following information:

1. The Staffing plan for the business describes the actual number of employees, including the number and type of jobs the facility has created, and the amount and type of compensation (including benefits) paid for such jobs.
 - Harbor Farmz employs 45 full-time employees.
 - They offer to pay all employees 50% of health care premiums.
 - All employees are provided health insurance benefits, dental, vision, and accident insurance. In addition, Harbor Farmz provides access to a 401k program with a 4.5% match to all employees. \$50,000 in Life Insurance – long-term and short-term care is also available. All employees are offered Paid time off as well.
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the business, results of efforts for community outreach, and worker training programs.
 - They held a canned food drive among Harbor Farmz employees during the 2022 Holiday Season, resulting in donations of over 3 barrels of canned goods to Loaves and Fishes.

- They sponsored a live show in December of 2022 for local musicians, raising about \$700 in cash donations for the Southwest Michigan Food Bank.
 - They donated \$2,584 worth of gardening supplies and nutrients to Kalamazoo Garden Council in April of 2024.
 - They also donated \$983 worth of gardening supplies and nutrients to Kalamazoo Collective Housing in April of 2023.
3. An explanation, with supporting factual data, of the efforts and success achieved by the social equity plan of the business to promote and encourage participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement, and the positive impact of the social equity plan on local residents.
- Harbor Farmz is committed to providing opportunities for those who do business with them, to promote and help develop minority-owned companies. For example, Harbor Farmz assisted a formerly employed Security Officer in creating and sustaining a black-owned security company, “Lockett Down”, and utilizes their services at both the Cultivation Facility in Kalamazoo and the Provisioning Center in Three Rivers.
 - They have prioritized relationships with diverse suppliers and diverse retailers throughout the state while putting a priority on utilizing diverse suppliers local to the Kalamazoo area whenever possible. Some examples of such companies include, but are not limited to:
 - Canney’s Water Conditioning
 - Lockett Down Security
 - Nobody’s Home
 - Information Entropy
 - They have embraced a “ban the box” philosophy whereby the company does not discriminate for prior controlled substance-related convictions unless that conviction disqualifies them for employment through the rulesets and guidelines established by the CRA.
 - By “banning the box”, Harbor Farmz North has met and interviewed many applicants whose past criminal history arising from (among other things) disproportionate enforcement of cannabis laws has impacted their abilities to enter the community workforce.
 - Senior staff mentors and trains new employees, helping individuals build the necessary skills for a career in the cannabis industry.
 - Harbor Farmz North is also committed to furthering education, offering skill training and tuition assistance to those employees seeking to expand their knowledge in the cannabis industry from third-party providers.
- 4 A statement that the business is not in default to the City for any property tax, special assessment, utility charges, fines, fees, or other financial obligation owed to the City.
- Harbor Farms is in good standing with the City.
- 5 A statement that the hiring and public accommodation practices of the facility conform to the City's Nondiscrimination Ordinance provisions and documentation of the total number of employees broken out by managerial and operational employees, number of women, and number of minority employees and number of employees disproportionately impacted by marihuana prohibition and enforcement.
- Harbor Farmz affirms that their hiring and public accommodation practices of the permitted facility conform to the City’s anti-discrimination ordinance provisions.
 - They employ 10 women & 6 minorities.

- **Management Positions:**
 - **5 Women**
 - **1 Minority**
6. A statement, with supporting documentation, providing answers to the following questions:
 - a. How many City residents do you currently employ?
 - **22 employees reside within the city limits.**
 - b. How many current employees reside in Census Tracts 1 (Eastside); 9, 10 (Edison), and/or 2.02,3 (Northside)?
 - **Currently, 1 employee in each of the 3 neighborhoods.**
 - c. What is your plan to employ residents of the identified census tracts?
 - **They are currently adding an “application” stage to their hiring process to include indicators for applicants within these census tracts to prioritize these individuals for the interview process. They are also working toward adopting signing bonuses for newly hired individuals within these neighborhoods.**
 - d. How many of your employees have prior marihuana convictions (excepting a conviction for delivery or distribution to a minor)?
 - **Currently 3 people with prior marihuana convictions.**
 - e. What is your plan for employees with a prior marihuana conviction to move up within your business and/or the marihuana industry?
 - **Management performs consistent and regular performance evaluations on all employees and always offers opportunities for promotion within the company before hiring to fill open positions.**
 7. Proof that the marihuana business has received recognition and maintains the status as a Silver Level Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency.
 - **As of May 17, 2023, Harbor Farmz achieved Gold-Star level with the CRA.**
 - **Harbor Farmz is committed to making certain that at least 10% of their operational expenses are from utilizing relationships with diverse suppliers, including minority-owned, LGBTQ-owned, and veteran-owned, and will continue to seek out such relationships, each year.**

Please see the attached Marihuana Renewal Application Checklist that verifies that this business has met all the requirements for renewal. This checklist was completed by City staff to verify if all requirements of the ordinance have been met. The City Clerk has verified that the applicant has no outstanding financial obligations to the City, there have been no complaints to the City Manager regarding compliance with the City’s anti-discrimination ordinance, and the facility has passed its City Fire & Zoning inspections. The applicant has met all the requirements for renewal.

RECOMMENDATION

Staff recommends that the EDC Board recommend to the City Clerk’s Office a 2-year approval of the Adult Use Grower Class C (2) & Processor Permit to Harbor Farmz North, LLC.

ATTACHMENTS

Harbor Farmz North, LLC Renewal Application, (Staffing Plan), (Community Benefits Statement), and (Social Equity Plan) from the applicant.

Adult Use Grower Class C & Adult Use Processor Marihuana Renewal Application Checklist for:

Harbor Farmz North, LLC

2839 Full Circle Drive

Contact: Michael Ward

michael@harborfarmz.com

Type: Adult Use Grower Class C & Adult Use Processor

	Date Received	Received By	Comments	
Renewal Application Received	5/3/2023	Scott Borling		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection	5/25/2023	Pete Eldridge	Yes	
Fire Inspection	5/25/2023	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In	5/30/2023	Jared Chambers		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting				
	Full-Time	Part-Time	Comments	
Jobs Created				
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	No		Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Gold			
Attachments	Staffing Plan	City Economic Benefits Plan	Social Equity Plan	Handbook
	Yes	Yes	Yes	N/A

All Items Complete Yes

MARIHUANA BUSINESS PERMIT RENEWAL APPLICATION

Pursuant to Chapter 20B of the Kalamazoo City Code

**City of Kalamazoo
Office of the City Clerk
241 West South Street
Kalamazoo, MI 49007**

(Please Print)

BUSINESS INFORMATION (The entity that is licensed by the state and that holds a City MMF permit)

Official Business Name Harbor Farmz North, LLC

Business Address 2839 Full Circle Dr.

City Kalamazoo **State** MI **Zip Code** 49001 **Business Phone** 269-459-0312

Business E-mail info@harborfarmz.com **Business Website** www.harborfarmz.com

TYPE OF PERMIT BEING RENEWED

Medical

Grower:

☐ Class A (500 plants)

☐ Class B (1,000 plants)

☐ Class C (1,500 plants) No. of Class C Permits _____

☐ Processor

☐ Safety Compliance

☐ Provisioning Center

☐ Secure Transporter

Adult Use

Grower:

☐ Class A (100 plants)

☐ Class B (500 plants)

☒ Class C (2,000 plants) No. of Class C Permits 2

☐ Excess Grower

☒ Processor

☐ Safety Compliance

☐ Microbusiness

☐ Retailer

☐ Secure Transporter

☐ Designated Consumption Lounge

FACILITY INFORMATION

Property Address 2839 Full Circle Dr.

Real Property Parcel Number 06-25-379-001

Advertised Facility Name Harbor Farmz

Manager - Full Name Michael Ward

CONTACT INFORMATION [the primary point(s) of contact for this application]

Name Michael Ward

Address 2839 Full Circle Dr. **City** Kalamazoo **State** MI **Zip Code** 49001

Phone 269-459-0312 / 847-772-4786 (c) **E-mail** michael@harborfarmz.com

Name Steve Quarry

Address 2839 Full Circle Dr. **City** Kalamazoo **State** MI **Zip Code** 49001

Phone 269-459-0312 / 269-365-1313 (c) **E-mail** squarry@harborfarmz.com

ATTACHMENTS

Please attach the following as separate documents to this application:

1. The attached Staffing Plan worksheet and any additional pages that provide a description of the actual number of employees, including the number and type of jobs that the licensed facility has created, and the amount and type of compensation (including benefits) paid for such jobs; and
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the facility; the results of community outreach efforts; and worker training programs.
3. A social equity plan that: (a) promotes and encourages participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement; and (b) positively impacts local residents.

The City's Economic Development Corporation will use the information provided in these documents to evaluate the permit holder's compliance with the statements it provided with its initial application (specifically the representations made in Attachment G – Staffing Plan and Attachment H – Community Benefits Statement).

Please complete the following certifications:

- ☒ The permitted facility is not in default to the City for any property tax, special assessment, utility charges, fines, fees or other financial obligation owed to the City.
- ☒ The hiring and public accommodation practices of the permitted facility conforms to the City's anti-discrimination ordinance provisions.
- ☒ I consent to an inspection of the permitted premises as required by ordinance to ensure the premises and its systems are in compliance with the requirements of Chapter 20B of the Kalamazoo City Code.
- ☒ I understand that renewal of a City Operating Permit is contingent on renewal of the State Operating License for this facility.

I hereby certify under the penalty of perjury that the statements made in this application, including all attachments thereto, are true. I further certify that I am an officer, director, or managerial employee of the applicant or a person who holds a direct or indirect ownership interest in the applicant.

Applicant Signature:  Date: 4/27/2023

Name (printed): Michael Ward Position: C.E.O

STAFFING PLAN

Summary

Please indicate the number of employees who work at the licensed facility:

Full-time employees (32+ hours per week) 41 Part-time employees (< 32 hours per week) _____

Position Types and Compensation

Please provide a description of the types of jobs the licensed facility has created, along with the amount of compensation and benefits paid for such jobs:

Position Title: See attached documents Annual Average Compensation \$ _____

How many people are employed in this position at the licensed facility? _____

Are health insurance benefits available for employees in this position? Yes ☒ No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial 50% None _____

Position Title: _____ Annual Average Compensation \$ _____

How many people are employed in this position at the licensed facility? _____

Are health insurance benefits available for employees in this position? Yes _____ No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial _____ None _____

Position Title: _____ Annual Average Compensation \$ _____

How many people are employed in this position at the licensed facility? _____

Are health insurance benefits available for employees in this position? Yes _____ No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial _____ None _____

Position Title: _____ Annual Average Compensation \$ _____

How many people are employed in this position at the licensed facility? _____

Are health insurance benefits available for employees in this position? Yes _____ No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial _____ None _____

Position Title: _____ Annual Average Compensation \$ _____

How many people are employed in this position at the licensed facility? _____

Are health insurance benefits available for employees in this position? Yes _____ No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial _____ None _____

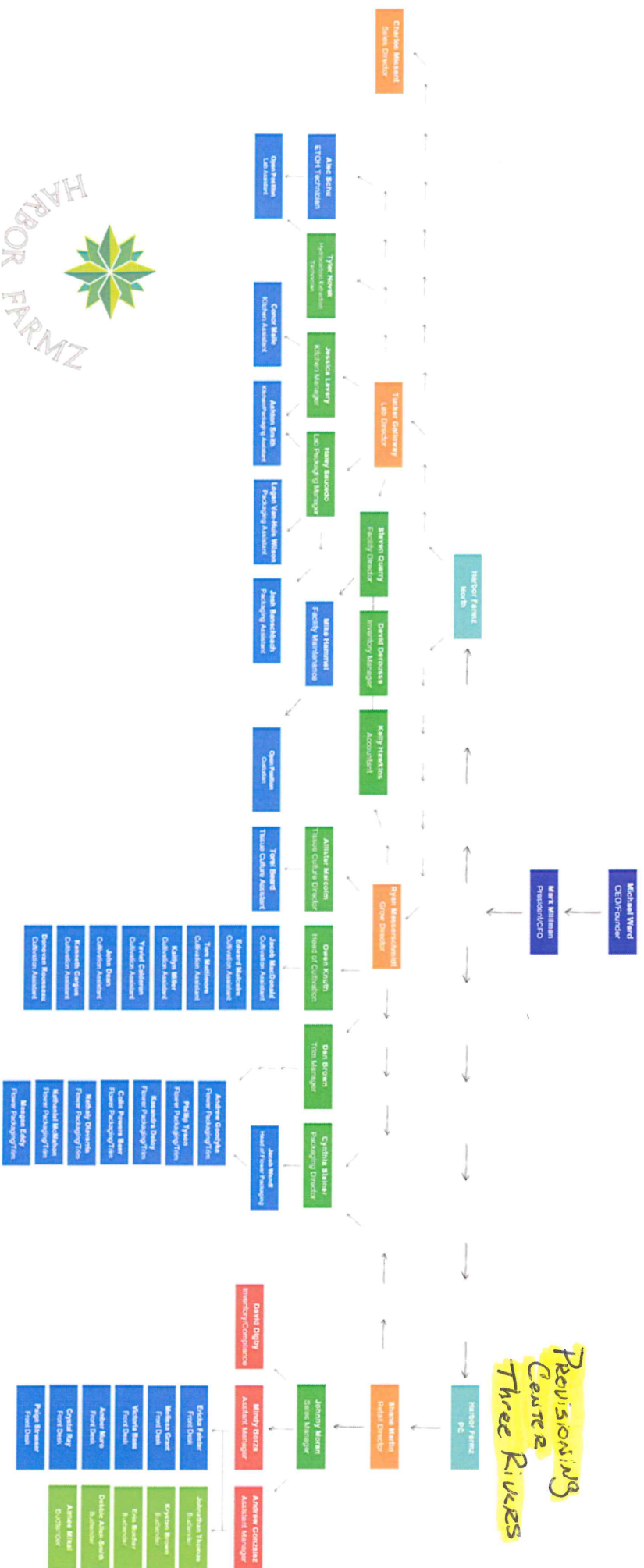
Please provide information on any benefits other than health insurance that are offered to all employees:

All employees are provided health insurance benefits, dental, vision, and accident insurance.

In addition, Harbor Farmz provides access to a 401K program with a 4.5% match to all employees
\$50,000.00 Life Insurance - Long-term and short-term care is also available.

Attach additional pages as necessary.

Harbor Farmz Corporate Structure



Revising
Center
Three Rivers

	Employee Name	DEPARTMENT	Hire Date	Effective Date	Hourly Rate	Annual Wages	Pay Method
1	Derousse, David R	COMPLIANCE	11-09-2020	11-16-2022	\$30.29	\$63,000.00	Salary
2	Brown, Daniel J	CULTIVATION	12-09-2020	05-01-2022	\$18.00	\$37,440.00	Hourly
3	Calderon, Yaviel	CULTIVATION	03-30-2023	03-30-2023	\$15.00	\$31,200.00	Hourly
4	Dean, John M	CULTIVATION	03-08-2021	05-22-2022	\$18.00	\$37,440.00	Hourly
5	Deloy, Kasandra L	CULTIVATION	02-13-2023	02-13-2023	\$14.00	\$29,120.00	Hourly
6	Eddy, Meagan Christine	CULTIVATION	02-13-2023	02-13-2023	\$14.00	\$29,120.00	Hourly
7	Gardner, Stephanie G	CULTIVATION	05-01-2023	05-01-2023	\$14.00	\$29,120.00	Hourly
8	Gargus, Kenneth H	CULTIVATION	03-11-2021	05-01-2023	\$18.00	\$37,440.00	Hourly
9	Goodyke, Andrew M	CULTIVATION	08-16-2021	05-02-2022	\$14.00	\$29,120.00	Hourly
10	Hammel, Michael O	CULTIVATION	11-11-2020	05-01-2023	\$25.00	\$52,000.00	Hourly
11	Knuth, Owen E	CULTIVATION	09-09-2020	05-01-2023	\$40.87	\$85,000.00	Hourly
12	MacDonald, Jacob E	CULTIVATION	11-23-2020	11-13-2022	\$24.04	\$50,000.08	Hourly
13	Malcolm, Edward R	CULTIVATION	09-29-2020	11-13-2022	\$24.04	\$50,000.08	Hourly
14	Mattimore, Thomas M	CULTIVATION	11-23-2020	11-13-2022	\$21.63	\$44,999.97	Hourly
15	McMahon, Nathaniel S	CULTIVATION	02-14-2022	11-27-2022	\$14.00	\$29,120.00	Hourly
16	Messerschmidt, Ryan S	CULTIVATION	01-04-2023	01-04-2023	\$72.12	\$150,000.00	Salary
17	Miller, Kaitlyn E	CULTIVATION	03-28-2023	03-28-2023	\$15.00	\$31,200.00	Hourly
18	Olavarria, Nathaly N	CULTIVATION	08-04-2021	05-22-2022	\$14.00	\$29,120.00	Hourly
19	Page, Mark A	CULTIVATION	05-01-2023	05-01-2023	\$15.00	\$31,200.00	Hourly
20	Powers Beer, Colin D	CULTIVATION	04-06-2023	04-06-2023	\$14.00	\$29,120.00	Hourly
21	Quarry, Steven A	CULTIVATION	09-03-2020	05-01-2022	\$40.87	\$85,000.00	Salary
22	Rousseau, Donovan A	CULTIVATION	12-27-2022	05-01-2023	\$16.00	\$33,280.00	Hourly
23	Steiner, Cynthia J	CULTIVATION	01-19-2021	11-13-2022	\$25.00	\$52,000.00	Hourly
24	Tyson, Phillip James	CULTIVATION	02-01-2023	02-01-2023	\$14.00	\$29,120.00	Hourly
25	Ward, Michael C	CULTIVATION	07-12-2020	01-01-2023	\$10.10	\$21,008.00	Salary
26	Wendt, Jacob Matthew	CULTIVATION	03-15-2021	05-01-2023	\$16.50	\$34,320.00	Hourly
27	Wiley, Terrell L	CULTIVATION	04-27-2023	04-27-2023	\$14.00	\$29,120.00	Hourly
28	Hawkins, Kelly J	OFFICE	03-01-2022	08-11-2022	\$33.65	\$70,000.00	Salary
29	Milliman, Mark	OFFICE	05-01-2020	10-02-2022	\$60.10	\$125,000.00	Salary
30	Banschbach, Joshua N	PROCESSINGLAB	12-27-2022	12-27-2022	\$14.00	\$29,120.00	Hourly
31	Galloway, Tucker J	PROCESSINGLAB	03-15-2021	09-18-2022	\$40.87	\$85,000.00	Hourly
32	Lavery, Jessica L	PROCESSINGLAB	12-21-2020	04-09-2023	\$21.00	\$43,680.00	Hourly
33	Maile, Conor W	PROCESSINGLAB	10-03-2022	10-03-2022	\$14.00	\$29,120.00	Hourly
34	Nowak, Tyler R	PROCESSINGLAB	08-23-2021	04-09-2023	\$20.00	\$41,600.00	Hourly
35	Saucedo, Haley A	PROCESSINGLAB	09-09-2020	04-09-2023	\$25.00	\$52,000.00	Hourly

36	Schu, Alec W	PROCESSINGLAB	12-15-2021	04-09-2023	\$18.00	\$37,440.00	Hourly
37	Smith, Madison Jo R	PROCESSINGLAB	11-14-2022	11-14-2022	\$14.00	\$29,120.00	Hourly
38	Van Huis-Wilson, Logan Robert	PROCESSINGLAB	02-28-2022	11-27-2022	\$14.00	\$29,120.00	Hourly
39	Missant, Charles E	SALES	05-31-2022	05-31-2022	\$33.65	\$70,000.00	Salary
40	Beard, Torel A	TISSUE CULTURE	11-16-2020	11-13-2022	\$22.60	\$46,999.89	Hourly
41	Malcolm, Allister W	TISSUE CULTURE	09-04-2020	03-06-2022	\$31.25	\$65,000.00	Salary
42							

Donation Form

Harbor Farmz

Receipt of donated items to Kalamazoo Collective Housing.

Donor Recipient Information

BUSINESS NAME Kalamazoo Collective Housing	NAME (LAST, FIRST, M.I.) Miller, Josh
STREET ADDRESS 315 W. Michigan Ave	EMAIL joshmilleraudio@gmail.com
CITY, STATE, ZIP Kalamazoo, MI 49007	PHONE (269) 340-0344
WEBSITE http://kalamazoo.coop	ALTERNATE PHONE

Donation Description

CHECK ONE: ☐ CASH ☒ PRODUCTS / ITEMS ☐ SERVICE ☐ OTHER	
AMOUNT / DESCRIPTION See notes	DATE 4/21/23
NOTES - -Key to Kelp (1) -Myco Granular (2) -Thermx70 (1) -Key to Slicia (1) - Perlite (1)	

Contact Information

Donor – Harbor Farmz

2839 Full Circle Drive
Kalamazoo, MI 49001

www.harborfarmz.com

Contact Name

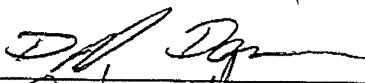
Michael Ward
CEO

Phone: (269) 459-0312

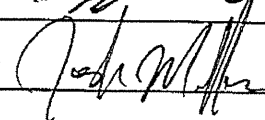
Cell: (847) 772-4786

Email: michael@harborfarmz.com

Donor signature X



Recipient signature X



Donation Form

Harbor Farmz

Receipt of donated items to Kalamazoo Garden Council, Inc.

Donor Recipient Information

BUSINESS NAME Kalamazoo Garden Council, Inc.	NAME (LAST, FIRST, M.I.) Lesman, Kathy
STREET ADDRESS 5333 N. Westnedge	EMAIL kathylesman@gmail.com
CITY, STATE, ZIP Kalamazoo, MI 49004	PHONE (269) 377-8870
WEBSITE https://kalamazoogardencouncil.org/	ALTERNATE PHONE

Donation Description

CHECK ONE: ☐ CASH ☒ PRODUCTS / ITEMS ☐ SERVICE ☐ OTHER	
AMOUNT / DESCRIPTION <i>Amounts in note</i>	DATE 4/12/23
<i>Items total \$2,584</i>	
NOTES - Worm Castings - 11 Tribus Bloom - 3 Perlite - 6 NEEM oil Leaf polish - 4 Cease Bio-Fung - 1 GreenGro - Earthshine - 1 Key to Life - Boost - 1 Potassium Silicate - 1	

Contact Information

Donor – Harbor Farmz

2839 Full Circle Drive
Kalamazoo, MI 49001

www.harborfarmz.com

Contact Name

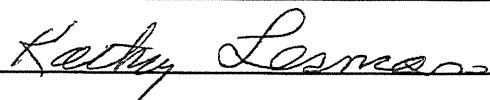
Michael Ward
CEO

Phone: (269) 459-0312

Cell: (847) 772-4786

Email: michael@harborfarmz.com

Donor signature X 

Recipient signature X 

SOCIAL EQUITY PLAN

HARBOR FARMZ NORTH, LLC

Part of the intent of the MRTMA was to bring people into the industry from communities that have been disproportionately impacted by cannabis prohibition and enforcement, and to positively impact those communities.

As an upstanding corporate citizen of the City of Kalamazoo, we at Harbor Farmz North have been committed to doing exactly that in our cultivation center and processing facility.

Harbor Farmz North will continue to provide employment opportunities for Kalamazoo residents who have been disproportionally affected by the criminalization of cannabis. As a company, we have prioritized hiring both qualified and unskilled applicants who have been adversely impacted, either personally or professionally by unjust cannabis laws. We pride ourselves on hiring workers with minimal cannabis experience, in order to give all workers equal opportunity for a career in the cannabis industry and help them create a skillset that can last a lifetime. It is our belief that a company of unique individuals, from all walks of life, is the only true way to represent the complex diversity of our community.

In order to accomplish these goals, we've created and embraced a "ban the box" philosophy whereby the company does not discriminate for prior controlled substance related convictions, unless that conviction disqualifies them for employment through the rulesets and guidelines established by the CRA. By "banning the box", Harbor Farmz North has met and interviewed many applicants whose past criminal history arising from (among other things) disproportionate enforcement of cannabis laws have impacted their abilities to enter the community workforce. We are of the belief that rehabilitation of individuals who have been through the criminal justice system cannot exist without employers being willing to give individuals a second chance at employment in a legitimate industry with a plethora of opportunities for career advancement.

Additionally, senior staff will mentor and train new employees, helping individuals build the necessary skills for a career in the cannabis industry. Harbor Farmz North is also committed to furthering education, offering skill training and tuition assistance to those employees seeking to expand their knowledge in the cannabis industry from third party providers.

Finally, the company will also donate 3% of its net profits, up to \$25,000.00, annually, to charities and social service agencies serving the Kalamazoo area that have programs dedicated to assisting the community members most adversely affected by previous cannabis prohibition. Harbor Farmz North has, and will continue, to work closely with Michigan Works, Loaves and Fishes, OutFront Kalamazoo, the Southwest MI Food bank, as well as participate in regular beautification projects around the Kalamazoo community. The company has also developed a "Social Equity Team", consisting of employees of Harbor Farmz North, that meet regularly to discuss further opportunities to give back to the Kalamazoo area and communicate directly with community organizations, such as the Kalamazoo Continuum of Care, to ensure that our Social Equity Plan is impactful and is guided by the voices of the people who represent and understand Kalamazoo on the most fundamental level.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 17, 2023

Harbor Farmz North LLC
2839 Full Circle Dr.
Kalamazoo, MI 49001

The Cannabis Regulatory Agency's social equity team reviewed your form for the Social Equity All-Star Program and would like to congratulate you on your acceptance into the program at the gold level. The following license numbers will be displayed on our website under the gold level. These license numbers were provided on your form:

- AU-G-C-000215
- AU-G-C-000216
- AU-P-000134

Now that you have been accepted into the Social Equity All-Star Program here are some important things to know:

- You are being awarded a digital copy of your Social Equity All-Star Program Gold seal. Feel free to use this seal on your website, social media, or in your licensed establishment(s) in any way that makes sense to highlight the establishment's efforts.
- Acceptance into this program is only valid for one year. In order to remain active in the program you will need to submit a Social Equity All-Star Program Renewal form each year you want to participate.
 - If at any time you would like to update your plans on the CRA website, you can email us your updated plan along with the [Social Equity All-Star Program Amendment form](#).

If there are any questions regarding this acceptance letter, please contact the social equity team via email at CRA-SocialEquity@Michigan.gov.

Thank you,

Social Equity Representative
Cannabis Regulatory Agency
www.michigan.gov/CRA

INTER-OFFICE MEMO

To: The Economic Development Corporation Board of Directors

From: P.J. Thuringer, Economic Development Supervisor
Jared Chambers, Business Specialist

Date: May 31, 2023

Re: Adult Use Class C Grower (3) Permits Renewal for Sweet Cut Grow, LLC

The City Clerk's Office has requested that the Economic Development Corporation (EDC) Board of Directors evaluate the *Marihuana Facility Permit Renewal Application* submitted by Sweet Cut Grow, LLC for its facility at 4120 S. Sprinkle Rd. and that the EDC Board provide a recommendation regarding the renewal of this permit.

BACKGROUND

On June 24, 2022, the City Clerk issued 3 Adult Use Class C Grower Permits to Sweet Cut Grow, LLC, the applicant, for its facility at 4120 S. Sprinkle Rd. This City Operating Permit is set to expire on July 31, 2023, and must be renewed prior to that date for the facility to continue operating. The applicant has submitted the required renewal application and the annual permit fee. City ordinance requires that the Economic Development Corporation review the renewal application and provide a recommendation. Below is the ordinance language that describes the specific role and responsibilities of the EDC in this process:

§ 20B-12

C. In determining whether to grant a renewal of a permit, the members of the City's Economic Development Corporation board will evaluate the permit holder's compliance with the statements it provided with its initial application and submission with its request for renewal of the following information:

1. The Staffing plan for the business which describes the actual number of employees, including the number and type of jobs that the facility has created, and the amount and type of compensation (including benefits) paid for such jobs;
 - Sweet Cut Grow, LLC has 23 full-time employees.
 - 1 Director of Cultivation making \$130,000 annually.
 - 2 Lead Cultivation Managers at \$50,000 annually.
 - 1 Post Cultivation at \$50,000 annually.
 - 8 Cultivation Staff at \$35,000 annually.
 - 11 Post Harvest Staff at \$35,000 annually.
 - They offer health benefits a provide profit sharing to all employees.
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the business, results of efforts for community outreach and worker training programs;
 - Sweet Cut Grow plans on maintaining a minimum of 50% of employees who reside in Kalamazoo, or in another disproportionately impacted community.

They are currently exceeding this goal with about 56% of their employees meeting these criteria.

- They implement a worker training program. (See 6.e.)
- Sweet Cut has organized a volunteer effort called “Clean the Park” day. This will take place at Crane Park in Kalamazoo on 9/1/2023.
- Starting this quarter, Sweet Cut will donate 10 hours per quarter to organizations that help Kalamazoo residents. Kalamazoo is one of the communities disproportionately impacted by marijuana prohibition and enforcement. The initial organizations chosen are Open Doors Kalamazoo and Midwest Enterprises for The Blind. Open Doors Kalamazoo helps local families who seek housing. Midwest Enterprises for the Blind Provides employment opportunities for people who are blind.

3. An explanation, with supporting factual data, of the efforts and success achieved by the social equity plan of the business to promote and encourage participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement, and the positive impact of the social equity plan on local residents;
 - Sweet Cut Grow is in its infancy and will reevaluate what community assistance it can provide on a yearly basis. This year, they have allocated \$2,000 - \$1,000 bi-annually - to donate to the United Negro College Fund (UNCF) for its scholarships. The first payment was scheduled to be made in April 2023.
 - Once Sweet Cut Grow can determine its revenue for its first year in operation, it will be making yearly donations to Great Lakes Expungement Network (GLEN), which pays for cannabis-related expungements. GLEN walks individuals through the application process, scans them for eligibility, obtains necessary documents, and then matches them with an attorney who will represent them in court.
 - After Sweet Cut’s first year in operation, they will donate .5% of net cumulative profits each to UNCF and GLEN.
- 4 A statement that the business is not in default to the City for any property tax, special assessment, utility charges, fines, fees, or other financial obligation owed to the City;
 - Personal Property Tax Statement was not received in a timely manner.
- 5 A statement that the hiring and public accommodation practices of the facility conform to the City's Nondiscrimination Ordinance provisions and documentation of the total number of employees broken out by managerial and operational employees, number of women, and number of minority employees and number of employees disproportionately impacted by marihuana prohibition and enforcement.
 - Sweet Cut Grow affirms that their practices conform to the City’s Nondiscrimination Ordinance provisions.
 - 3 employees have prior marihuana convictions, 6 are persons of color, and 2 were previously primary caregivers for at least two years between 2008-2017.
6. A statement, with supporting documentation, providing answers to the following questions:
 - a. How many City residents do you currently employ?
 - 13 employees reside in the City.

- b. How many current employees reside in Census Tracts 1 (Eastside); 9, 10 (Edison), and/or 2, 3 (Northside)?
 - 1 employee lives in the Edison neighborhood.
 - c. What is your plan to employ residents of the identified census tracts?
 - They plan to post job flyers in locally owned businesses, particularly stores within these census tracts. They will not disqualify individuals who reside in these tracts who may lack some qualifications of applicants who do not reside in these tracts as long as they show potential to make progress in their training.
 - d. How many of your employees have prior marijuana convictions (excepting a conviction for delivery or distribution to a minor)?
 - 3 employees have prior marijuana convictions.
 - e. What is your plan for employees with a prior marijuana conviction to move up within your business and/or the marijuana industry?
 - They have implemented a process where employees who demonstrate aptitude, are mentored by 1 of 2 Cultivation Leads. They have the same practice for Cultivation Leads, where the Director of Cultivation mentors 1 of the 2 Cultivation Leads. When determining who is the most qualified to enter into this mentorship process, Sweet Cut Grow will give particular consideration to those with qualifying marijuana convictions, residents in disproportionately impacted communities, persons of color, and former caregivers. This means that an individual who may not show as much aptitude as normally required but who meets one or more of these criteria, such as those with prior marijuana convictions, will be allowed into the training as long as they show potential to make progress.
7. Proof that the marijuana business has received recognition and maintains the status as a Silver Level Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency.
- As of April 18, 2023, Sweet Cut Grow received their Social Equity All-Star Program Gold Seal.

Please see the attached Marijuana Renewal Application Checklist that verifies that this business has met all the requirements for renewal, with the note that they submitted their Personal Property Tax Statement late. This checklist was completed by City staff to verify if all requirements of the ordinance have been met. The City Clerk has verified that the applicant has no outstanding financial obligations to the City, there have been no complaints to the City Manager regarding compliance with the City's anti-discrimination ordinance, and the facility has passed its City Fire & Zoning inspections. The applicant has **not** met all the requirements for a two-year renewal.

RECOMMENDATION

Staff recommends that the EDC Board recommend to the City Clerk's Office a **1-year approval** of the Adult Use Class C Grower Permits (3) to Sweet Cut Grow, LLC, due to late submission of Personal Property Tax Statement.

ATTACHMENTS

Sweet Cut Grow, LLC Renewal Application, (Staffing Plan), (Community Benefits Statement), and (Social Equity Plan) from the applicant.

Adult Use Grower Class C (3) & Medical Grower Class C (3) Marihuana Renewal Application Checklist for:

Sweet Cut Grow, LLC

4110-4120 S Sprinkle Road

Contact: Thomas LaVigne

tom@cannabiscounsel.com

Type: Adult Use Grower Class C (3) & Medical Grower Class C (3)

	Date Received	Received By	Comments	
Renewal Application Received	5/3/2023	Scott Borling		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection	5/23/2023	Pete Eldridge	Yes	
Fire Inspection	5/23/2023	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In	5/31/2023	Jared Chambers		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting				
	Full-Time	Part-Time	Comments	
Jobs Created				
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	YES	Personal Property Tax Statement was submitted late.	Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Gold			
Attachments	Staffing Plan	City Economic Benefits Plan	Social Equity Plan	Handbook
	Yes	Yes	Yes	N/A

All Items Complete No

MARIHUANA BUSINESS PERMIT RENEWAL APPLICATION

Pursuant to Chapter 20B of the Kalamazoo City Code

**City of Kalamazoo
Office of the City Clerk
241 West South Street
Kalamazoo, MI 49007**

(Please Print)

BUSINESS INFORMATION (The entity that is licensed by the state and that holds a City MMF permit)

Official Business Name Sweet Cut Grow, LLC

Business Address 4120 S. Sprinkle Road

City Kalamazoo State MI Zip Code 49001 Business Phone (915) 261-3185

Business E-mail rjauernek@sweetcutgrow.com Business Website www.sweetcutgrow.com

TYPE OF PERMIT BEING RENEWED

Medical

Grower:

☐ Class A (500 plants)

☐ Class B (1,000 plants)

☐ Class C (1,500 plants) No. of Class C Permits _____

☐ Processor

☐ Safety Compliance

☐ Provisioning Center

☐ Secure Transporter

Adult Use

Grower:

☐ Class A (100 plants)

☐ Class B (500 plants)

☒ Class C (2,000 plants) No. of Class C Permits 3

☐ Excess Grower

☐ Processor

☐ Safety Compliance

☐ Microbusiness

☐ Retailer

☐ Secure Transporter

☐ Designated Consumption Lounge

FACILITY INFORMATION

Property Address 4120 S. Sprinkle Road, Kalamazoo, MI 49001

Real Property Parcel Number 06-36-443-001 / 06-36-448-001

Advertised Facility Name Sweet Cut Grow, LLC

Manager - Full Name Ryan Alexander Jauernek

CONTACT INFORMATION [the primary point(s) of contact for this application]

Name Ryan Alexander Jauernek

Address 6418 Whitney Woods City Richland State MI Zip Code 49083

Phone (915) 261-3185 E-mail rajauernek@gmail.com

Name Thomas M.J. Lavigne

Address 2930 East Jefferson Ave. City Detroit State MI Zip Code 48207

Phone (313) 446-2235 E-mail tom@cannabiscounsel.com

ATTACHMENTS

Please attach the following as separate documents to this application:

1. The attached Staffing Plan worksheet and any additional pages that provide a description of the actual number of employees, including the number and type of jobs that the licensed facility has created, and the amount and type of compensation (including benefits) paid for such jobs; and
2. An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the facility; the results of community outreach efforts; and worker training programs.
3. A social equity plan that: (a) promotes and encourages participation in the marihuana industry by local residents that have been disproportionately impacted by marihuana prohibition and enforcement; and (b) positively impacts local residents.
4. Documentation that indicates your business qualifies as a Silver Social Equity All-Star or better with the Michigan Cannabis Regulatory Agency. **A marihuana business must meet this qualification to be eligible for permit renewal with the City of Kalamazoo.**

The City's Economic Development Corporation will use the information provided in these documents to evaluate the permit holder's compliance with the statements it provided with its initial application (specifically the representations made in Attachment G – Staffing Plan and Attachment H – Community Benefits Statement).

Please complete the following certifications:

- ☒ The permitted facility is not in default to the City for any property tax, special assessment, utility charges, fines, fees or other financial obligation owed to the City.
- ☒ The hiring and public accommodation practices of the permitted facility conforms to the City's anti-discrimination ordinance provisions.
- ☒ I consent to an inspection of the permitted premises as required by ordinance to ensure the premises and its systems are in compliance with the requirements of Chapter 20B of the Kalamazoo City Code.
- ☒ I understand that renewal of a City Operating Permit is contingent on renewal of the State Operating License for this facility.

I hereby certify under the penalty of perjury that the statements made in this application, including all attachments thereto, are true. I further certify that I am an officer, director, or managerial employee of the applicant or a person who holds a direct or indirect ownership interest in the applicant.

Applicant Signature: Ryana Jauernek Date: 4/12/23

Name (printed): Ryan Alexander Jauernek Position: Owner

STAFFING PLAN

Summary

Please indicate the number of employees who work at the licensed facility:

Full-time employees (32+ hours per week) 23 Part-time employees (< 32 hours per week) _____

Position Types and Compensation

Please provide a description of the types of jobs the licensed facility has created, along with the amount of compensation and benefits paid for such jobs:

Position Title: Director of Cultivation Annual Average Compensation \$ 130,000.00

How many people are employed in this position at the licensed facility? 1

Are health insurance benefits available for employees in this position? Yes X No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial X None _____

Position Title: Lead Cultivation Managers (2) Annual Average Compensation \$ 50,000.00

How many people are employed in this position at the licensed facility? 2

Are health insurance benefits available for employees in this position? Yes X No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial X None _____

Position Title: Post Cultivation Annual Average Compensation \$ 50,000.00

How many people are employed in this position at the licensed facility? 1

Are health insurance benefits available for employees in this position? Yes X No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial X None _____

Position Title: Cultivation Staff Annual Average Compensation \$ 35,000.00

How many people are employed in this position at the licensed facility? 8

Are health insurance benefits available for employees in this position? Yes X No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial X None _____

Position Title: Post Harvest Staff Annual Average Compensation \$ 35,000.00

How many people are employed in this position at the licensed facility? 11

Are health insurance benefits available for employees in this position? Yes X No _____

If yes, please indicate the employer contribution to health insurance costs: All _____ Partial X None _____

Please provide information on any benefits other than health insurance that are offered to all employees:

In addition to health benefits, Sweet Cut Grow will provide profit sharing to all employees.

Attach additional pages as necessary.

STAFFING PLAN

Compliance with Social Equity Policy

1. How many of your current employees reside in the following Census Tracts:

Census Tract 1 (Eastside Neighborhood)	<u>0</u>
Census Tracts 9 and/or 10 (Edison Neighborhood)	<u>1</u>
Census Tracts 2.02, and/or 3 (Northside Neighborhood)	<u>0</u>

2. What is your plan to employ residents of the identified Census Tracts?

In order to employ residents of Census Tracts 1 (Eastside), 9, 10 (Edison), and 2.02, 3 (Northside), Sweet Cut will post job flyers in locally owned businesses, particularly stores within these tracts. We will not disqualify individuals who reside in these tracts who may lack some of the qualifications of applicants who do not reside in these tracts so long as they show potential to make progress in their training.

Attach additional pages as necessary.

3. How many of your employees have prior marihuana convictions or expungements (excepting a conviction for delivery or distribution to a minor)?

Number of employees with marihuana convictions 3

4. What is your plan for employees with a prior marihuana conviction to move up within your business and/or the marihuana industry?

~~We have implemented a process whereby employees who demonstrate aptitude are mentored by 1 of 2 Cultivation Leads. We have the same practice for the Cultivation Leads and Director of Cultivation whereby the Director of Cultivation mentors 1 of the 2 Cultivation Leads. When determining who are the most qualified to enter into this mentorship process, Sweet Cut will give particular consideration to those with qualifying marijuana convictions, residents in disproportionately impacted communities, persons of color, and former caregivers. This means that an individual who may not show as much aptitude as we would normally require for the training but who meet one or more of these criteria, such as those with prior marijuana convictions, will be allowed into the training so long as they show potential to make progress.~~

Attach additional pages as necessary.

SOCIAL EQUITY PLAN
SWEET CUT GROW, LLC

I. Introduction

Sweet Cut Grow, LLC (Sweet Cut) seeks to inspire an environment where our people can excel. Through personal coaching and training, we aim to create leaders both at the company and in the community.

Sweet Cut has chosen the community of Kalamazoo as home to its licensed cannabis grow, which is one of the 184 communities disproportionately impacted by marijuana prohibition and enforcement. We seek to positively influence Kalamazoo, its residents, and our employees.

II. Diverse Staff

Sweet Cut aims to employ a diverse staff. We use progressive hiring policies that benefit persons of color, former caregivers, those with qualifying marijuana convictions, and those who are residents of Kalamazoo or other Social Equity communities. Our hiring process begins with selecting a pool of the most qualified applicants. However, in order to implement our progressive hiring policy, from this pool we do *not* disqualify Kalamazoo residents, persons of color, former caregivers, or those with qualifying marijuana convictions who may lack some of the qualifications of other applicants, if they can be trained or educated to have these qualifications. From the pool of candidates, we give preference to hiring people falling into one or more of these categories so long as they show that they have the potential to be trained in their position.

Sweet Cut currently employs 23 people. **Of these, 3 of our employees have prior marihuana convictions (not convictions for delivery or distribution to a minor)**, 6 are persons of color, and 2 were previously primary caregivers for at least two years between 2008-2017. Furthermore, **13 of them are Kalamazoo residents**, and we also have an employee each in Decatur and Battle Creek, which are two other disproportionately impacted communities. The City of Kalamazoo has identified certain census tracts within the city: Census Tract 1 (Eastside); Census Tracts 9, 10 (Edison), and; Census Tracts 2.02, 3 (Northside). Of the Kalamazoo residents working at Sweet Curt, **none at the moment reside in Census Tracts 1 (Eastside), or 2.02, 3 (Northside), and 1 resides in Census Tract 10**. Moreover, 3 reside in Tract 6 and 1 resides in tract 5.

In order to employ residents of Census Tracts 1 (Eastside), 9, 10 (Edison), and 2.02, 3 (Northside), Sweet Cut will post job flyers in locally owned businesses, particularly stores within these tracts. We will not disqualify individuals who reside in these tracts who may lack some of the qualifications of applicants who do not reside in these tracts so long as they show potential to make progress in their training.

Sweet Cut plans on maintaining a minimum of 50% of employees who reside in Kalamazoo, or in another disproportionately impacted community. We are currently exceeding this goal with about 56% of our employees meeting this criteria.

III. *Employee Training Program*

We have implemented a process whereby employees who demonstrate aptitude are mentored by 1 of 2 Cultivation Leads. Depending on the employee and reviews of the Cultivation Lead, that employee will be invited to become a new Cultivation Lead, which entitles that employee to a salary and a more robust health care option. We have the same practice for the Cultivation Leads and Director of Cultivation whereby the Director of Cultivation mentors 1 of the 2 Cultivation Leads.

When determining who are the most qualified to enter into this mentorship process, Sweet Cut will give particular consideration to residents in disproportionately impacted communities, particularly those who reside in Kalamazoo Census Tracts 1 (Eastside); 9, 10 (Edison) and/or 2.02, 3 (Northside), persons of color, former caregivers, and **those with qualifying marijuana convictions**. This means that an individual who may not show as much aptitude as we would normally require for the training but who meet one of these criteria, **such as those with prior marijuana convictions**, will be allowed into the training so long as they show potential to make progress.

IV. *Community Reinvestment Plan*

Monetary Assistance

Sweet Cut is in its infancy and will reevaluate what community assistance it can provide on a yearly basis. This year, Sweet Cut has allocated \$2,000 - \$1,000 bi-annually - to donate to the United Negro College Fund (UNCF) for its scholarships. The first payment is scheduled to be made in April, 2023.

Once Sweet Cut is able to determine its revenue for its first year in operation, we will also be making yearly donations to Great Lakes Expungement Network (GLEN), which pays for cannabis related expungements. GLEN walks individuals through the application process, scans them for eligibility, obtains necessary documents, and then matches them with an attorney who will represent them in court.

After Sweet Cut's first year in operation, we will donate .5% of net cumulative profits each to UNCF and GLEN.

Volunteer

Sweet Cut has organized a volunteer effort called "Clean the Park" day. This will take place at Crane Park in Kalamazoo on 9/1/2023.

Furthermore, starting this quarter, Sweet Cut will donate 10 hours per quarter to organizations who help Kalamazoo residents, Kalamazoo being one of the communities disproportionately impacted by marijuana prohibition and enforcement. The initial organizations chosen are Open Doors Kalamazoo and Midwest Enterprises For The Blind. Open Doors Kalamazoo helps local families who seek housing. Midwest Enterprises for the Blind Provides employment opportunities for people who are blind.

V. Corporate Spending Plan

In its first year of operation, Sweet Cut has paid \$47,000 to John Hall & Associates as a sales broker. Owner John Hall is an army veteran. Going forward, we intend to allocate 50% of our sales budget to diverse suppliers including John Hall & Associates. Additionally, as we seek vendors going forward, our policy is to give a preference to businesses that are more than 50% owned and operated by an individual or group who are minorities, women, veterans, tribal, LGBTQ, or people with disabilities

Moreover, Sweet Cut aims to work with primarily local businesses for its services and supplies, where possible.

VI. Annual Review

Sweet Cut will annually review how well it has done following through with its plans as stated above. If certain goals are not met, we will make adjustments in order to achieve the stated goals in the next year.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

April 18, 2023

Social Equity All-Star Program Gold Seal

Sweet Cut Grow, LLC
4120 S Sprinkle Rd
Kalamazoo, MI 49001

The Cannabis Regulatory Agency's social equity team reviewed your form for the Social Equity All-Star Program and would like to congratulate you on your acceptance into the program at the gold level. The following license numbers will be displayed on our website under the gold level. These license numbers were provided on your form:

- AU-G-C-000811
- AU-G-C-000812
- AU-G-C-000813

Now that you have been accepted into the Social Equity All-Star Program here are some important things to know:

- You are being awarded a digital copy of your Social Equity All-Star Program Gold seal. Feel free to use this seal on your website, social media, or in your licensed establishment(s) in any way that makes sense to highlight the establishment's efforts.
- Acceptance into this program is only valid for one year. In order to remain active in the program you will need to submit a Social Equity All-Star Program Renewal form each year you want to participate.
 - If at any time you would like to update your plans on the CRA website, you can email us your updated plan along with the [Social Equity All-Star Program Amendment form](#).

If there are any questions regarding this acceptance letter, please contact the social equity team via email at CRA-SocialEquity@Michigan.gov.

Thank you,

Social Equity Representative
Cannabis Regulatory Agency
www.michigan.gov/CRA



An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the facility;
the results of community outreach efforts;
and worker training programs.

- **An explanation, with supporting factual data, of the economic benefits to the City and the job creation for local residents achieved by the facility**

This section also describes how it has followed its original Social Equity Plan, Attachment H of its application last year, regarding having progressive hiring policies for persons of color, former caregivers, and those with marijuana convictions. Sweet Cut currently employs 23 people. The results of Sweet Cut's progressive hiring policies so far are that, of their current employees, 3 have prior marijuana convictions (not convictions for delivery or distribution to a minor) (see attached background checks as supporting factual data), 6 are persons of color, and 1 was previously primary caregiver for at least two years between 2008-2017. Additionally, 13 of them are Kalamazoo residents, and there is an employee each in Decatur and Battle Creek, which are two other disproportionately impacted communities (see attached paycheck stubs as supporting factual data). Of the Kalamazoo residents working at Sweet Cut, none at the moment reside in Census Tracts 1 (Eastside), or 2.02, 3 (Northside), and 1 resides in Census Tract 10. Moreover, 3 reside in Tract 6 and 1 resides in tract 5.

- **The results of community outreach efforts**

While both getting more familiar with Kalamazoo and creating an Amended Social Equity Plan to receive Gold Medal status from the state, Sweet Cut amended its plan from last year in some respects.

- *Hiring & training preference given to Kalamazoo employees*

Sweet Cut has followed its policy regarding hiring and training preference given to Kalamazoo employees as submitted in Attachment G of its application last year. It has 23 full time employees, 13 of which are residents of Kalamazoo. Sweet Cut's goal is to have over 50% of its employees be Kalamazoo residents, and it currently is meeting that goal with 56% living in Kalamazoo. Sweet Cut currently has only 1 employee in the identified Census Tracts. It intends on addressing this by following its Amended Social Equity plan, which calls for posting job flyers in locally owned businesses, particularly stores within these tracts. It will not disqualify applicants who reside in these tracts who may lack some of the qualifications of applicants who do not reside in these tracts so long as they show potential to make progress in their training.

- *Community outreach- needs of the community*

Sweet Cut has substantially followed its policy regarding community outreach- needs of the community as submitted in Attachment G of its application last year, with some minor changes. Sweet Cut has made a \$1,000 donation to GoodWill Industries of Southwestern Michigan (see attached receipt), which has a local chapter in the City of Kalamazoo. In addition, Sweet Cut has identified 2 Kalamazoo community organizations who help people meet their needs: Open Doors

Kalamazoo and Midwest Enterprises For The Blind. Open Doors Kalamazoo helps local families who seek housing. Midwest Enterprises for the Blind Provides employment opportunities for people who are blind. Sweet Cut, beginning this quarter, will donate 10 hours of volunteer time per quarter to these organizations.

Rather than establishing a grant program, Sweet Cut has allocated \$2,000 - \$1,000 bi-annually - to donate to the United Negro College Fund (UNCF) for its scholarships, and the first payment has already been made (see attached receipt). Once Sweet Cut is able to determine its revenue for its first year in operation, it will also be making yearly donations to Great Lakes Expungement Network (GLEN), which pays for cannabis related expungements. GLEN walks individuals through the application process, scans them for eligibility, obtains necessary documents, and then matches them with an attorney who will represent them in court. After Sweet Cut's first year in operation, it will donate .5% of net cumulative profits each to UNCF and GLEN.

Finally, the Executive Director of Operations of Sweet Cut, who has a son who plays hockey, volunteers with the K-Wings helping children during hockey practice. Because of this connection to the K-Wings, earlier this year Sweet Cut purchased about a dozen tickets to the K-Wings game that supported the LGBTQ+ community. Sweet Cut gave these tickets to their employees so that they could attend the game and show their support.

- Outreach to community/law enforcement

Sweet Cut has followed its policy regarding outreach to community and law enforcement as submitted in Attachment G of its application last year. After its building and first harvest were completed, Sweet Cut reached out to the Kalamazoo Police Department and provided them with a tour of the outside of the facility. The Police checked fencing and lighting, and indicated that they would keep an eye out for the facility when they drive by. No changes were asked of Sweet Cut. Sweet Cut has also developed a good relationship with its neighbor Nob Hill, who is pleased with the extra police presence due to Sweet Cut's relationship with the Kalamazoo Police Department. Nob Hill was also pleased when Sweet Cut was able to provide camera footage from its facility after Nob Hill was vandalized. Neighboring Nob Hill has not asked any changes of Sweet Cut either. Sweet Cut also reached out to their neighbors on the other side, such as the Subway, but, as they are not owner-operated, they have not developed a relationship with those business owners. If they are interested, though, Sweet Cut has told them who they are and told them they can reach out.

- Community security & safety

Sweet Cut has followed its policy regarding community security and safety as submitted in Attachment G of its application last year. It is utilizing comprehensive security and fire safety measures that have served its purpose well. As indicated above, Sweet Cut's security features, i.e. video surveillance, were helpful when the neighboring business, Nob Hill, was vandalized. Additionally, also as stated above, Sweet Cut contacted the Kalamazoo Police Department, who have indicated they will keep an extra eye out for the facility when they drive by. Sweet Cut's security features have prevented the theft of marijuana inventory, and protected the health and safety of the community.

- Benefits to local business

Sweet Cut has followed its policy regarding benefits to local business as submitted in Attachment G of its application last year. Wherever it can, it uses local businesses both to support local business and to minimize Sweet Cut's carbon footprint. For example, Sweet Cut's main air filter has to be replaced every 2 weeks, and it buys these from a company a half a mile away from its building, Midwest Air Filter (5110 S Sprinkle Rd). For its regular HVAC needs, Sweet Cut employs RW LaPine, a company less than a mile away (5140 E ML Ave), which is also a third generation independently owned company. In addition, Sweet Cut employs Kalamazoo company MTH Lawn Service LLC for its landscaping. Moreover, Sweet Cut neighbors Nob Hill, which is an owner-operated bar and grill. To support local business, the owner and employees of Sweet Cut often go there for lunch or drinks.

- Environmental protection

Sweet Cut has followed its policy regarding environmental protection as submitted in Attachment G of its application last year. Its facility is well insulated and equipped with LED lights, which reduces power consumption. In fact, Consumers Power audited Sweet Cut's facility, and they offered to do a level 2 audit (see attached Sweet Cut Grow Audit and Assessment). This was an extensive audit that took about a month and a half to be completed. This audit resulted in a determination that Sweet Cut operates a very energy efficient building and there are no energy-efficiency improvements that could be made. Furthermore, as explained above, wherever it can, Sweet Cut uses local businesses both to support local business and to minimize Sweet Cut's carbon footprint.

- Local beautification

Sweet Cut has followed its policy regarding local beautification as submitted in Attachment H of its application last year. Sweet Cut built its facility on a weedy vacant lot on Sprinkle Road. It built a high-quality, clean-cut building behind black metal fencing. It has full landscaping facing Sprinkle road that includes shrubbery, trees, and grass. MTH Lawn Service LLC regularly maintains the landscaping, including planting seedlings, checking plants, and irrigation. Sweet Cut has also installed grass on the side of the building and put a picnic bench there for its employees to enjoy the outdoors on nice days.

It is also important to Sweet Cut to help beautify the city around it. Last summer, Sweet Cut had an unofficial half day park cleanup picking up trash at Bronson Park. Sweet Cut is turning this into an official event and has coordinated a clean up effort of Crane Park in Kalamazoo. It will have "Clean the Park" day on 9/1/2023.

- **Worker training programs**

Sweet Cut has implemented a process whereby employees who demonstrate aptitude are mentored by 1 of 2 Cultivation Leads. Depending on the employee and reviews of the Cultivation Lead, that employee will be invited to become a new Cultivation Lead, which entitles

that employee to a salary and a more robust health care option. Sweet Cut has the same practice for the Cultivation Leads and Director of Cultivation whereby the Director of Cultivation mentors 1 of the 2 Cultivation Leads.

When determining who are the most qualified to enter into this mentorship process, Sweet Cut will give particular consideration to residents in disproportionately impacted communities, particularly those who reside in Kalamazoo Census Tracts 1 (Eastside); 9, 10 (Edison) and/or 2.02, 3 (Northside), persons of color, former caregivers, and those with qualifying marijuana convictions. This means that an individual who may not show as much aptitude as we would normally require for the training but who meet one of these criteria, such as those with prior marijuana convictions, will be allowed into the training so long as they show potential to make progress.



Your Transaction is Complete.

Thank you, Sweet Cut Grow LLC, for your donation of \$1,000.00 to Goodwill Fund. Your generous donation helps keep us running and we sincerely thank you for it.

Goodwill Industries of SW MI Fund is a 501(c)(3) organization and so your donation is tax deductible. Please consult with your accountant.

Your credit card will show a charge to: **Goodwill Ind SWMI.**

Please print and retain this page for your records for income tax purposes. You will also receive a receipt by email. We acknowledge you received no goods or services in exchange for this gift. Federal Tax ID number: 38-1558550

Description	Total
Donation Amount	\$1,000.00
<i>You will be charged only once for the above items.</i>	
Total: \$1,000.00	

DONOR DETAILS

Name: Sweet Cut Grow LLC Ryan Jauernek
Address: 6418 Whitney Woods
Richland, MI 49083
USA
E-mail: rajauernek@gmail.com
Comments: Donation on behalf of Sweet Cut Grow, LLC

YOUR PAYMENT INFORMATION

Name On Card: Ryan Jauernek
Card Type: Visa
Card Number: *****6483
Expiration Date: 6/2027



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UNCF
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Washington, DC 20001
T: 800.331.2244

THIS LETTER IS YOUR TAX RECEIPT.

No goods or services were exchanged for this gift. Please print or save a copy of this receipt for your records. If you would like help with your recent generous gift to UNCF, please call Denise Scott (202) 810-0240 or Lidy Thermosy (202) 810-0238.

Charitable Business #: 13-1624241
Official Receipt #: 182881
Receipt Date: Issue Date :April 27, 2023

Donor Information:

Name: Mr. Ryan Jauernek
Street: 6418 Whitney Woods
City: Richland
Province: MI
ZIP Code: 49083
Country: United States
Email: rajauernek@gmail.com

Donation Information:

Donation Date: April 27, 2023 - 11:54 AM CDT
Donation Amount: \$1,000.00
Receiptable Amount: \$1,000.00

Additional Information:

Campaign Name: Donate Online
City/State/Zip: Richland, MI 49083
Organization Name: Sweet Cut Grow, LLC



Kelley Energy Management, LLC

Sweet Cut Grow Audit and Assessment

4120 South Sprinkle Road Kalamazoo, MI

12-17-2022



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II. Overview

The following is an assessment of the licensed Adult Use Class C grower located at 4120 South Sprinkle Road Kalamazoo, MI. The approximately 15,000 SF facility was opened in 2022 and is primarily a cultivation facility. The building was recently completed as ground up construction. Production has recently reached full capacity.

Figure 1. Overhead view of facility



Figure 2. High efficiency units serving Flower Room 3 (2 units serve the room)





III. Basic Cannabis Cultivation

Cannabis cultivation is a science-based process that varies based upon grower preference. The grower will specify various dedicated rooms to facilitate the cultivation process. The types of cultivation rooms typically found in all cultivation facilities include Mother, Vegetative, and Flower. Additional room types include Clone, Propagation, Hardening, and other more nuanced grow room arrangements. Growers sometimes use a room for several purposes. For example, a Flower Room could be used as a Vegetative Room, or the Mother and Clone function could be co-located in one room. This is typically done during startup while the grower is reaching capacity.

A. Mother Room

The Mother Room contains plants that have preferred genetics. Individual cuttings that will ultimately grow to produce flowers are cloned from the plants in the Mother Room. In some facilities the clone plants stay in the Mother Room while they develop root structure, and in other facilities this happens in a separate room called the Clone Room or Propagation Room. Typically, a Mother Room has grow lighting that operates 18 to 24 hours per day and is kept at a high Relative Humidity (RH) level in the 60-75% range and a typical temperature of 75-80F. Mother Rooms can also be referred to as Clone Rooms.

B. Vegetative Room

Once clones have established roots, the plants are transferred to a Vegetative Room, or Veg Room. These rooms have grow lighting that operates 18 hours per day with setpoints similar to the Mother Room. Many Vegetative Rooms employ multi-tiered growing. This is possible because the plants are relatively small. Multi-tiered growing saves on construction costs based on the total number of plants allowed. Inefficient and inexpensive vegetative lighting includes ceramic metal halide (CMH) and T5HO fluorescent fixtures. Efficient lighting is LED.

C. Flower Room

Cultivators move plants from Vegetative Rooms to Flower Rooms based on individual preference. The general practice is to move plants to a Flower Room when the plants reach about 12 inches in height. Once the plant is in a Flower Room the photoperiod (“lights on”) reduces from 18 hours per day to 12 hours per day. It is important that no light reaches the plants during the “lights off” part of the day. The flowering process is set by the cultivator with a typical grow cycle in the Flower Room spanning 9 weeks.

There are many ways that the cultivation manager may adjust the lighting, temperature, and humidity levels in the Flower Room. A typical set point is 75 degrees with 65% RH. Lighting intensity is usually measured with a meter that measures the photosynthetically active radiation level from the light source. Inefficient light sources include high pressure sodium (HPS) and ceramic metal halide (CMH). Efficient lighting is LED.

D. Fertigation Room

Cultivation facilities have a dedicated room for irrigation/fertigation that is a crucial component of the facility design. The system uses filtered water and large storage tanks, sometimes employing reverse



osmosis technology. The systems can be highly automated and precise, delivering water to grow rooms based on the cultivation manager's schedule. Pumping is electrically operated and water can be sourced from wells, water utilities, and/or recycled within the facility itself. One strategy is to collect the condensate from the HVACD system instead of sending it to the drain.

This system is designed to deliver water at a rate that is not energy intensive for long periods of operation. Although there can be many pumps per room, individual pumps' operation can be measured in minutes per day during scheduled watering events. Water is not added during the lights off periods and systems are designed to minimize run-off. Based on short runtimes and low GPM pumping kW, less than 1% of the electrical consumption comes from the irrigation/fertigation system. This is not an area where energy efficiency investments are valuable; however, system operation and importance should not be dismissed.

E. Grow Room Lighting

i. General Lighting

General area lighting is not the same as lighting designed for indoor agriculture. Rebate/incentive programs typically base lighting efficacy on lumens per watt and the type of technology used. For example, office lighting efficiency could be accomplished by reducing from T12 to T8 to LED and still meet code, with each step improvement being eligible for rebates. General area lighting is primarily measured in foot-candles. Lighting controls can help achieve further savings allowing lighting to be turned off or dimmed when an area is unoccupied.

ii. Indoor Agriculture Lighting

Indoor agriculture lighting has a different purpose than general lighting. Indoor agriculture lighting's purpose is to stimulate photosynthesis. In controlled environment agriculture (CEA), lights serve the purpose of providing radiation in the spectrum that causes photosynthesis. This is the spectrum from 400 to 700 nanometers. The ability of a luminaire to produce the growing spectrum is measured as photosynthetic photon flux (PPF). PPF is specified in lighting luminaire technical information. Assuming lighting is installed at an equal height above the canopy, the equivalent of foot candles between luminaire types is photosynthetic photon flux density (PPFD). PPFD can then be used to calculate the daily light integral (DLI) based the coverage of the light and the duration. Growers have different approaches and adjust the DLI over the grow cycle, primarily by adjusting the lighting intensity using lighting control systems.

iii. Energy Modeling Considerations

When considering LED PPF equivalency, a baseline fixture for Vegetative Rooms is T5HO and a baseline fixture for Flower Rooms is HPS. Since Vegetative Rooms only bring plants up to about 12", the common practice is to use multiple levels to consolidate floor space. This would make using HPS lighting less practical due to radiant heat damaging the plants so T5HO is preferred. Kelley Energy Management (KEM) uses the equivalent PPF fixtures in "Inefficient" scenario energy models.

HPS grow lighting output can be reduced by increasing the distance to the canopy or using dimmable electronic ballasts. Most commercially used LED grow lights are dimmable and connected to a energy management system.



The cultivator many operate fixtures at full wattage or dimmed based on the desired PPFD. If a dimming schedule is used, the energy model uses the same schedule for baseline and efficient fixtures. It is possible and likely in some cases that fixtures are not operated at full fixture wattage. Energy models are set up to reflect the cultivation strategy in use.

F. Grow Room HVACD

Grow rooms are generally well insulated and have little or no outside air ventilation. This design helps keep CO₂ levels in the range for optimal production and prevents outdoor contaminants from reaching the plants. As a result, the internal heat gain from grow lighting, combined with the evapotranspiration latent load is used to size the HVACD system. There is also an offset for evaporative cooling when grow lighting is operating. Cooling and dehumidification are needed year-round.

Baseline HVACD systems are generally adapted commercial units such as split system AC or unitary equipment. Baseline dehumidification systems are portable room dehumidifiers.

Efficient systems include high efficiency split systems or VRF heat pumps. These systems feature higher efficiency and are designed to operate in cold weather. High efficiency dehumidifiers have features to operate at the RH levels found in the rooms. Dehumidifiers lose capacity based on lower temperatures and RH levels and high efficiency dehumidifiers are designed for grow room conditions. Growers must ensure that set points are within the range the dehumidification system can maintain. The dehumidifiers add a sensible load to the grow room when the lights are on but are usually adequate to heat the room when the lights are off.

A more efficient grow room system eliminates the need for room dehumidifiers altogether. An efficient system “recycles” the heat that would otherwise route to the condenser by placing a hot gas reheat coil in the supply air stream. This type of system can also be used with chilled water, but chilled water is generally only used in the largest of facilities.



IV. Sweet Cut Grow Model Creation

Kelley Energy Management (KEM) used Trane Trace 3D Plus (Trace) and customer data to develop the Sweet Cut Grow audit.

Trace is a proprietary front-end to the U.S. Department of Energy's (DOE's) EnergyPlus program. EnergyPlus is part of DOE's Building Technologies Office portfolio of programs. Energy outputs in the Trace program are derived from the DOE EnergyPlus engine.

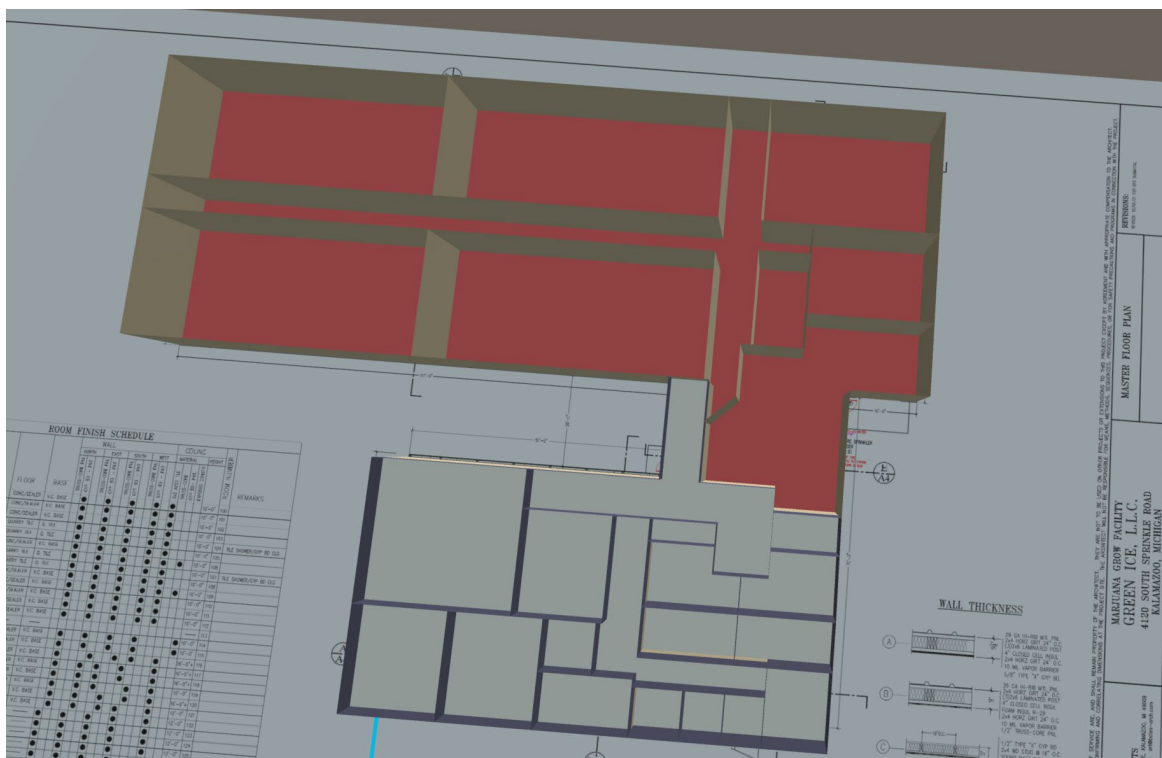
For the Sweet Cut Grow audit, two simulations were developed in Trace: "As-Built" or the current design, and "Inefficient" or baseline grow room equipment and code HVAC.

Customer data applied in the energy models included floor plans, facility weather, lighting plans and schedule, HVACD plans, and occupancy.

A. Floor Plan

The facility's floor plan and lighting layout was created in Trace from a design by Bates Architects. The mechanical plans entered in Trace were developed by K-Lo Engineering and Surna. The facility's actual construction was completed according to these plans.

Figure 3. 3D Model of Sweet Cut Grow facility





B. Weather

The weather station at Kalamazoo-Battle Creek International Airport provided the model weather inputs. For the model simulations, weather conditions from 2017 were used in all alternatives.

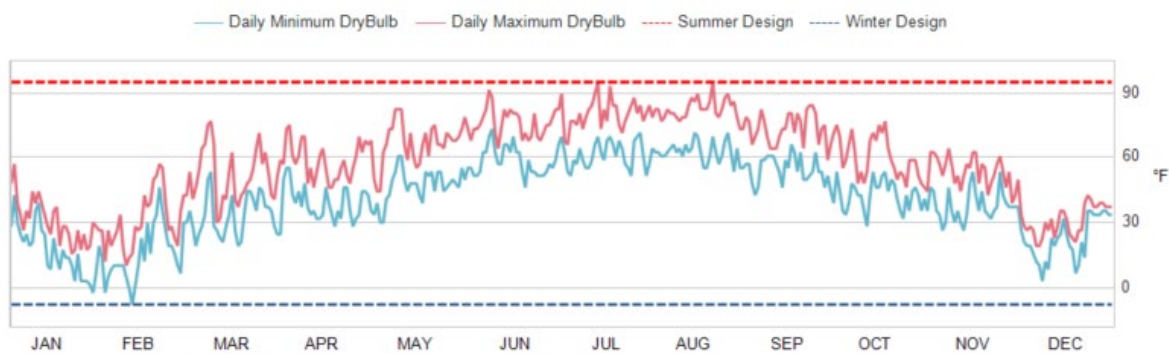
Figure 4. Weather data for simulation

Climatic Summary

Overview

Location	Kalamazoo Battle Cr MI USA	Peaks	
Weather File	USA_MI_Kalamazoo-Battle Creek.Intl.AP.726357		
Weather File Source	TMY3		
WMO Station	726357		
Latitude	N 42° 13		
Longitude	W 85° 33		
Time Zone	GMT -5.0 Hours		
Elevation	896 ft		
Standard Pressure	0.98 Bar		
Heating Degree Days (base 65°F)	5,985		
Cooling Degree Days (base 50°F)	2,815		

		Dry Bulb Temp. [F]	Dew Point Temp. [F]
Maximum	95	75.2	
Date	Jul 14	Jul 2	
Minimum	-8.1	-8.1	
Date	Feb 10	Feb 10	



Design Day Data

	ASHRAE Design Conditions %	Design Temperature [F]	Daily Temperature Range [ΔF]	Humidity Value	Humidity Type	Wind Speed [mph]	Wind Direction deg
Heating	99.6	2.8	0	1.9	Wetbulb[F]	23.4	220 °
Cooling	1	87.7	20.1	71.8	Wetbulb[F]	10.8	210 °

C. Room Types

Room types were created in Trace 3D based on the Sweet Cut Grow design plans and Trace template values. The room types for the Sweet Cut Grow audit are listed in the figure below.

i. Grow Rooms

In cultivation areas, actual lighting loads were captured along with typical watering values.

Two Flower Room Types were established for this model. “As Built A Schedule” and “As Built B Schedule” have identical internal loads. To simulate the rooms operating at varying points in a nine week grow cycle-- in other words, to avoid unrealistic swings in usage that would result from all flower rooms cycling in perfect unison-- two rooms were assigned “A Schedule” and two were assigned “B



Schedule.” “A Schedule” rooms began the simulation year at Week 1 of the grow cycle, and “B Schedule” rooms began the simulation year at Week 5 of the grow cycle.

ii. Non-Grow Rooms

Internal load templates captured lighting, equipment, and occupancy schedules in non-grow areas. Note that non-grow areas account for a small percentage of overall electric usage.

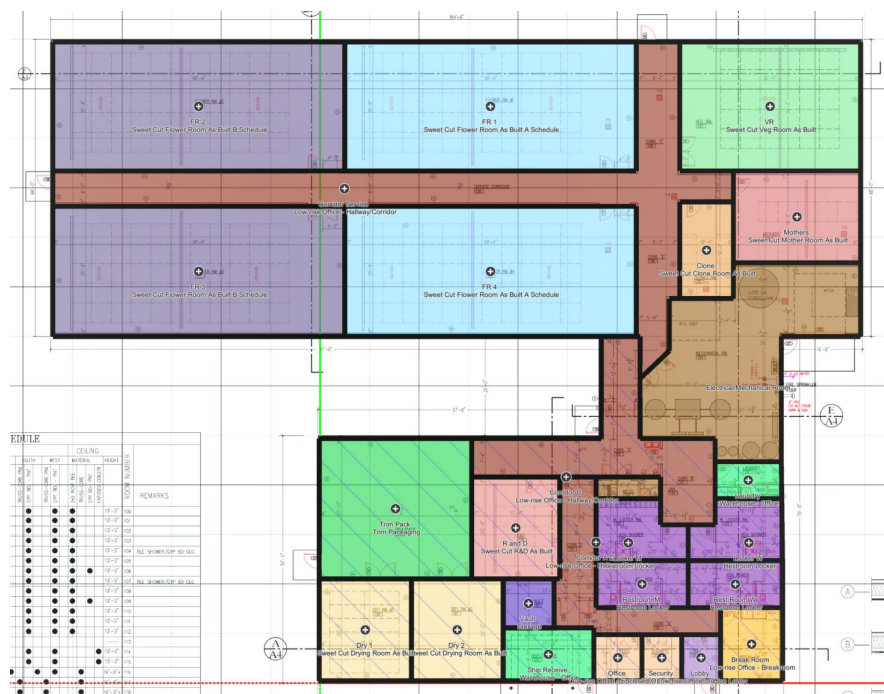
iii. Interior Receptacles

The primary driver of “Interior Receptacles” energy (quantified in the consumption table in Figure 21) is the inclusion of circulating fans in the grow rooms. These fans typically run 24/7 and range from simple, lower wattage oscillating fans to high-powered inline rack fans like those at Sweet Cut. Other assorted plug loads are included in this category as well, such as office equipment, break room appliances, etc.

Figure 5. Sweet Cut Grow Trace Room Types based upon plans

Room Types		
Electrical/Mechanical Room	Storage	Sweet Cut R&D As Built
Low-rise Office - Breakroom	Sweet Cut Clone Room As Built	Sweet Cut Veg Room As Built
Low-rise Office - Enclosed Office	Sweet Cut Drying Room As Built	Trim Packaging
Low-rise Office - Hallway/Corridor	Sweet Cut Flower Room As Built A Schedule	Unconditioned Interstitial Space and Duct Chases
Low-rise Office - Office Lobby	Sweet Cut Flower Room As Built B Schedule	Warehouse - Office
Restroom Locker	Sweet Cut Mother Room As Built	

Figure 6. Sweet Cut Grow Trace floor plan with Room Types





iv. Zone Types

In the modeling process for Sweet Cut Grow, rooms were placed into Zones after establishing the temperature settings for each zone.

a. Zone Settings

The “lights on” temperature setting in the Flowering Zone Types was set to three degrees lower in the HPS-based “Inefficient” alternative due to leaf surface temperature requirements and the heat dissipation pattern of HPS lighting.¹ This value was only used in the “Inefficient” model.

As discussed in the Room Type section, two Flower Rooms were assigned to “A Schedule” and two were assigned to “B Schedule.” Corresponding Zone Types were established to correspond with the dimming and watering schedules in the Room Type templates. Flower Rooms assigned an “A Schedule” Room Type are also assigned an “A Schedule” Zone Type, and the same is true of “B Schedule” Room and Zone Types.

Figure 7. Sweet Cut Grow “As-Built” model Flowering Zone Type settings

The image shows a side-by-side comparison of two software interfaces for 'Sweet Cut Flowering A Schedule' and 'Sweet Cut Flowering B Schedule'. Both interfaces have a dark red background and white text. Each interface includes a 'Zone Control' section with 'Supply Path' and 'Return Path' dropdown menus, both set to 'Room Direct'. Below this are four schedule sections: 'Cstat Schedule', 'Hstat Schedule', 'Humidifying Schedule', and 'Dehumidifying Schedule'. Each section has a dropdown menu and a small icon to its right. The 'A Schedule' interface shows 'Sweet Cut Grow 9 Wk Temps Flower A Schedule' for Cstat and Hstat, and 'Sweet Cut Grow RH Flower A Schedule' for Humidifying and Dehumidifying. The 'B Schedule' interface shows 'Sweet Cut Grow 9 Wk Temps Flower B Schedule' for Cstat and Hstat, and 'Sweet Cut Grow RH Flower B Schedule' for Humidifying and Dehumidifying.

¹ Dr. Nadia Sabeh, PhD in Agricultural Engineering and lead developer of Engineering Practice Standard EP653: Heating, Ventilating, and Air Conditioning (HVAC) for Indoor Plant Environments without Sunlight, states that a higher temperature is required in LED environments because less heat is generated in the space and less radiation is transmitted to the plant in absence of HPS heat dissipation and light spectra, threatening to disrupt plant physiological and biochemical processes by slowing metabolic functions.



Figure 8. Sweet Cut Grow “Inefficient” model Flowering Zone Type settings

Sweet Cut Flowering A Schedule	Sweet Cut Flowering B Schedule
Zone Control	Zone Control
Supply Path: Room Direct	Supply Path: Room Direct
Return Path: Room Direct	Return Path: Room Direct
Cstat Schedule: Sweet Cut Grow 9 Wk Temps Flower A Schedule HPS	Cstat Schedule: Sweet Cut Grow 9 Wk Temps Flower B Schedule HPS
Hstat Schedule: Sweet Cut Grow 9 Wk Temps Flower A Schedule HPS	Hstat Schedule: Sweet Cut Grow 9 Wk Temps Flower B Schedule HPS
Humidifying Schedule: Sweet Cut Grow RH Flower A Schedule	Humidifying Schedule: Sweet Cut Grow RH Flower B Schedule
Dehumidifying Schedule: Sweet Cut Grow RH Flower A Schedule	Dehumidifying Schedule: Sweet Cut Grow RH Flower B Schedule



b. "Inefficient" Grow Lighting

For baseline lighting in the “Inefficient” model a PPF equivalent HPS fixture was used in Flower, R&D, Vegetative, Mother Rooms. A PPF equivalent T5HO fixture was used in the Clone Room.



Figure 10. Cibus One LEDs in Flower Room



Figure 11. Vegetative Room SPYDR 2p47 LEDs running 15% wattage





Figure 12. Fluence RAZR LEDs in Clone Room



vi. HVACD

a. “As-Built” Scenario

Sweet Cut Grow’s Flower Rooms are served by highly efficient custom systems manufactured by Air₂0 and supplied by Surna. The Air₂0 units are purpose-built to dehumidify the Flower Rooms via modulating hot gas reheat. Each Flower Room is served by two AHUs.

The Dry, R&D, Mother, Vegetative, and Trim rooms are served by highly efficient systems manufactured by Captive Aire and supplied by Surna. The Captive Aire units employ modulating hot gas reheat as the dehumidification strategy. The Dry Rooms also utilize supplemental Anden dehumidifiers.

Rack fans connected to fabric ducts are used in the Flower, Vegetative, and Mother rooms to circulate the air.

The Clone Room is served by an Excel Air split system.

Though the grow room systems rarely operate in heating mode, all grow rooms are furnished with heating capability: the Flower Rooms and Vegetative Room have electric duct heating and the Captive Aire AHUs are equipped with gas heating.

Lastly, a high-efficiency Trane RTU and other equipment outside the scope of this project serve the comfort cooling spaces in the non-grow areas of the building.



Figure 13. One of two Air₂O units serving each of the Flower Rooms

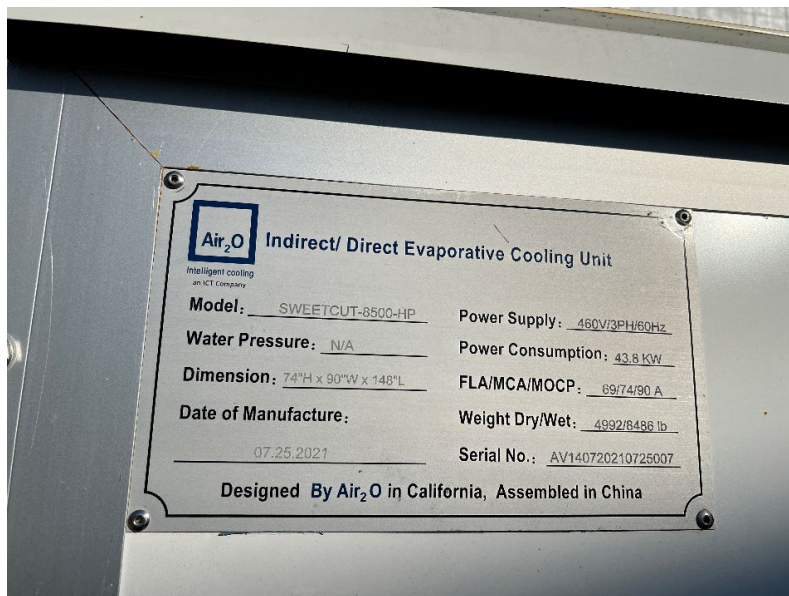


Figure 14. Air₂O units supplying Flower Room





Figure 15. Fabric ducts circulate rack fan above Flower Room tables



Figure 16. Typical Captive Aire system (Vegetative Room units shown here)





b. "Inefficient" Scenario

In the simulated baseline for the grow rooms, the Energy Efficiency Ratio (EER) of the RTUs was adjusted to match code required IECC 2015 guidelines based on MBH capacity. The inefficient dehumidifiers were derated to 1.9liters/kWh, which is used as a baseline in the Consumers Energy program. Ducted air supply is also used in the "Inefficient" design.

All remaining non-grow area systems were modeled using constant volume RTUs. They are identical to the non-grow systems in the "As-Built" alternative.



V. Discussion and Recommendations

The audit reveals that Sweet Cut Grow made prudent investments in energy efficiency when building out its facility. According to modeling results, had the least cost baseline efficient equipment been installed, electricity usage would have been 60% higher than the usage of the installed equipment. The annual spend (assuming 11.7 cents/kWh) is estimated at \$219,080 more per year, or \$18,256 a month higher than the facility's current electric costs. Future rate increases would magnify the cost premium for electricity in years to come.

A. Future Lighting Technology Upgrades

The grow lighting at Sweet Cut Grow uses efficient LED technology. The "As-Built" grow lighting is 49% of the kWh usage in the model, making it by far the largest source of energy usage in the building.

Experimental technologies are under development that could show savings when proven. An example is the FireFly fixture, which is currently being tested, that purportedly would replace the LED fixture with a fixture using under 50 watts. This technology is still being developed and has not been thoroughly tested in cultivation facilities.

B. Preventive Maintenance

All DX equipment degrades with use and outdoor coils can become blocked and negatively impact efficiency. Preventive maintenance is built into energy estimates. Neglecting preventive maintenance will increase operating costs for the HVAC system.



VI. Consumers Energy Efficiency Programs

Consumers Energy has a comprehensive business energy efficiency program. As new technologies are developed and adopted, the program updates its list of available rebates. Check with your outreach representative for the most current opportunities.

Rachel Frederickson | Indoor Agriculture Specialist

Consumers Energy Business Energy Efficiency Programs

3965 Okemos Rd, Suite A-1

Okemos, MI 48864

517.201.4130 Phone | 517.899.5570 Cell | www.consumersenergy.com

“Testing innovative technologies and strategies for the future of energy efficiency.”



VII. Kelley Energy Management

For future expansion or build-out of other facilities, Kelley Energy Management specializes in energy modeling and custom rebates. KEM was founded in 2019 and has secured rebates of over \$20 million for its customers. KEM growth is founded on accurate energy calculations and pursuing projects at no risk to the customer and no cost until after the rebate is received.

Jeff Kelley

314-570-5878

Kelley Energy Management LLC

jeff.kelley@kem-mo.com

<https://kem-mo.com/>



Kelley Energy Management, LLC



VIII. Reference Energy Data

A. Modeled Energy Usage

Modeled energy usage is an estimate based on the weather for the model year. Actual consumption will vary depending on the following and other factors: business hours and sales, production levels, number of employees, adjustments to set points, and actual weather.

Figure 17.

Modeled annual energy consumption by end-use

Electrical Energy	As Built		Inefficient	
	Energy (kWh)	Demand (kW)	Energy (kWh)	Demand (kW)
Cooling/Dehum	1,066,261.00	254.12	2,080,550.00	410.01
HVAC Fans	109,023.80	30.45	351,604.90	40.54
Heating	0.39	1.55	157.62	112.92
Interior Lighting	1,548,617.00	397.02	2,164,070.00	535.56
Interior Receptacles	412,685.60	48.61	412,685.60	48.61
Grand Total	3,136,587.79	731.76	5,009,068.12	1,147.64
				60%
				1,872,480.33
				kWhs more
11.7 cents/kWh Rate	Bill Savings/	Additional Cost	\$ 219,080.20	



Figure 18. "As-Built" consumption by end-use

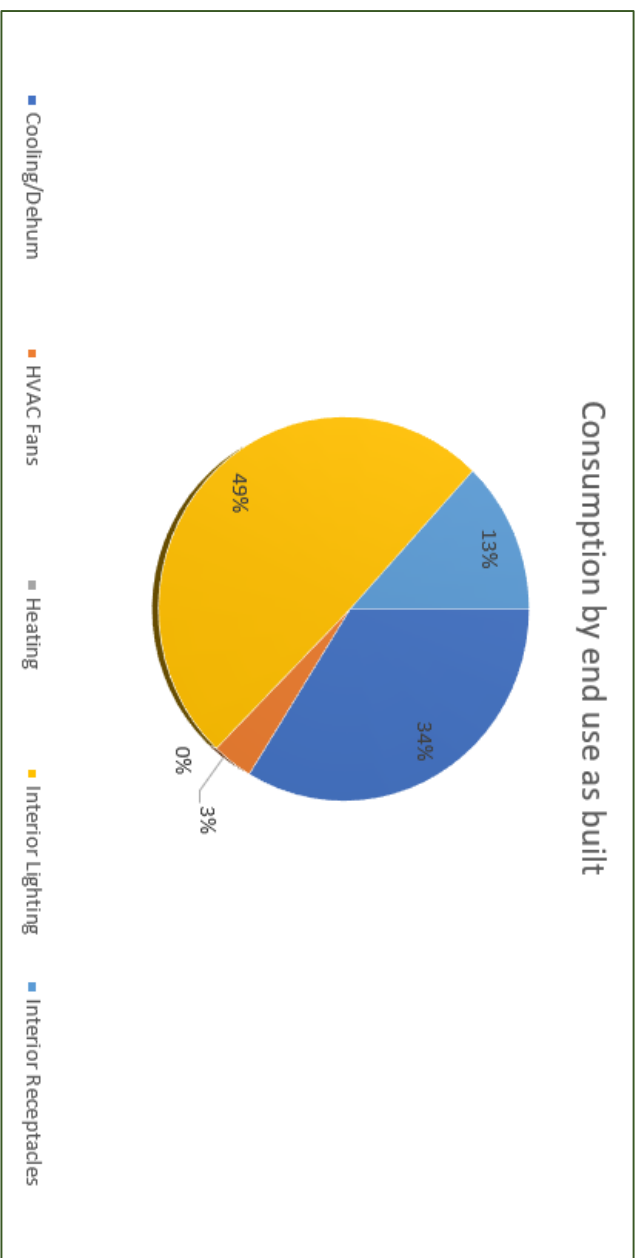




Figure 19.

"As-Built" modeled monthly energy consumption in kWh, then dollars at 11.7 cents/kWh

	January	February	March	April	May	June	July	August	September	October	November	December	Grand Total
As Built													
Cooling Dehum	85,940	71,147	85,465	81,013	91,851	95,794	106,799	105,766	94,015	85,753	81,033	81,676	1,066,253
HVAC Fans	9,210	8,309	9,202	8,913	9,244	9,007	9,384	9,396	9,022	9,223	8,914	9,198	109,023
Heating	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior Equipment	35,037	31,657	35,067	33,917	35,057	33,933	35,041	35,067	33,917	35,047	33,903	35,041	412,683
Interior Lights	137,072	115,820	134,213	124,356	134,714	124,438	133,611	129,199	128,895	129,656	126,394	130,237	1,548,606
Grand Total	267,259	226,934	263,946	248,200	270,866	263,172	284,835	279,429	265,850	259,679	250,244	256,152	3,136,565
As Built Bills													
Cooling Dehum	\$10,055	\$ 8,324	\$ 9,999	\$ 9,479	\$10,747	\$11,208	\$12,495	\$12,375	\$ 11,000	\$10,033	\$ 9,481	\$ 9,556	\$ 124,752
HVAC Fans	\$ 1,078	\$ 972	\$ 1,077	\$ 1,043	\$ 1,082	\$ 1,054	\$ 1,098	\$ 1,099	\$ 1,056	\$ 1,079	\$ 1,043	\$ 1,076	\$ 12,756
Heating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Equipment	\$ 4,099	\$ 3,704	\$ 4,103	\$ 3,968	\$ 4,102	\$ 3,970	\$ 4,100	\$ 4,103	\$ 3,968	\$ 4,100	\$ 3,967	\$ 4,100	\$ 48,284
Interior Lights	\$16,037	\$13,551	\$15,703	\$14,550	\$15,762	\$14,559	\$15,632	\$15,116	\$ 15,081	\$15,170	\$ 14,788	\$ 15,238	\$ 181,187
Grand Total	\$31,269	\$26,551	\$30,882	\$29,039	\$31,691	\$30,791	\$33,326	\$32,693	\$ 31,104	\$30,382	\$ 29,279	\$ 29,970	\$ 366,978

Figure 20.

"Baseline" modeled monthly energy consumption in kWh, then dollars at 11.7 cents/kWh

	January	February	March	April	May	June	July	August	September	October	November	December	Grand Total
Inefficient													
Cooling	163,863	137,035	172,230	166,851	182,252	183,067	194,825	194,603	182,310	176,688	166,720	160,092	2,080,535
Fans	29,831	27,000	29,829	28,923	29,837	28,925	29,849	29,887	28,889	29,877	28,889	29,866	351,602
Heating	77	0	0	0	81	0	0	0	0	0	0	0	158
Interior Equipment	35,037	31,657	35,067	33,917	35,057	33,933	35,041	35,067	33,917	35,047	33,903	35,041	412,683
Interior Lights	188,020	162,823	186,838	174,572	187,532	174,653	186,391	180,867	180,222	181,355	178,628	182,153	2,164,054
Grand Total	416,827	358,516	423,964	404,263	434,757	420,579	446,105	440,424	425,338	422,967	408,139	407,152	5,009,032
Inefficient Bills													
Cooling	\$19,172	\$16,033	\$20,151	\$19,522	\$21,323	\$21,419	\$22,795	\$22,769	\$ 21,330	\$20,672	\$ 19,506	\$ 18,731	\$ 243,423
Fans	\$ 3,490	\$ 3,159	\$ 3,490	\$ 3,384	\$ 3,491	\$ 3,384	\$ 3,492	\$ 3,497	\$ 3,380	\$ 3,496	\$ 3,380	\$ 3,494	\$ 41,137
Heating	\$ 9	\$ -	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Interior Equipment	\$ 4,099	\$ 3,704	\$ 4,103	\$ 3,968	\$ 4,102	\$ 3,970	\$ 4,100	\$ 4,103	\$ 3,968	\$ 4,100	\$ 3,967	\$ 4,100	\$ 48,284
Interior Lights	\$21,998	\$19,050	\$21,860	\$20,425	\$21,941	\$20,434	\$21,808	\$21,161	\$ 21,086	\$21,219	\$ 20,899	\$ 21,312	\$ 253,194
Grand Total	\$48,769	\$41,946	\$49,604	\$47,299	\$50,867	\$49,208	\$52,194	\$51,530	\$ 49,765	\$49,487	\$ 47,752	\$ 47,637	\$ 586,057



B. Grow Lighting LPD

Figure 21. Grow Lighting LPD in grow rooms based on LED

Type	Zone Name	Lighting Power Density (W/ft ²)	Installed Lighting Power (W)	Lighting Consumption (kWh)	Full Load Hr/Week <i>*dimming schedules applied</i>
Grow	Zn-Clone	12.07	2,205	19,315	168
Grow	Zn-FR 1	68.27	99,000	309,533	59.96
Grow	Zn-FR 2	68.18	99,000	304,983	59.08
Grow	Zn-FR 3	67.53	99,000	304,983	59.08
Grow	Zn-FR 4	67.62	99,000	309,533	59.96
Grow	Zn-Mothers	29.09	12,620	82,913	126
Grow	Zn-R and D	49.35	16,200	70,956	84
Grow	Zn-VR	63.79	56,790	55,967	18.9

Note: Clone, FR 1-4, Mothers, R and D are two-tiered grows; VR is three-tiered grow

Figure 22. Mechanical Schedule

[illegible][illegible]



K-LO
ENGINEERING
PHONE: 708-661-4201

BUREAU OF ENGINEERING & SURVEYING
STATE OF ILLINOIS
DIVISION OF HIGHWAYS



OFFICE OF THE
COMMISSIONER OF
SURVEYING
STATE OF ILLINOIS
JANUARY 1, 1818

GREENITE, LLC
415 SOUTH SPRINGFIELD ROAD
KILMAZNOO, MI 48001

PROPOSED PROJECT:

NO.	DESCRIPTION	DATE
1	REVISION	11/18/2018
2	REVISION	11/18/2018
3	REVISION	11/18/2018
4	REVISION	11/18/2018
5	REVISION	11/18/2018
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94	REVISION	11/18/2018



D. Lighting Fixture Schedule

Figure 23. Lighting Fixture Schedule

LIGHTING FIXTURE SCHEDULE							
SYMBOL	MARK	DESCRIPTION	MFGR	MODEL	VOLTS	WATTS	REMARKS
	'A'	35W EXTER WALL PACK SHARP CUT-OFF	LITHONIA	DSXW-LED-200-530-40K-T2M-MVOLT-PE	277	35W	SHARP CUT-OFF
	'B'	1x4 LED SURFACE MT - CLG VAPOR TIGHT	LITHONIA	CSV7-L48-5000LM-MVOLT-4000K-80CRI	277	42W	DAMP LOCATION ←
	'C'	2x2 LED RECESSED LAY-IN	LITHONIA	2GTL-2-40L-MVOLT-G210-LP840-	120		
	'D'	1x4 LED WRAP FLUSH MT	LITHONIA	FMLWL48-8-40 (4000K)	120		
	'G1'	LED GLOW LIGHT- 900W@ 277V FIXTURE OWNER SUPPLIED E.C. TO INSTALL & WIRE	CIBUS	HORTICULTURE LED LIGHT SYSTEM CIBUS ONE - LED LIGHT SYSTEM	277V	900W	REMOTE CONTROL & MONITORING
	'G2'	LED GLOW LIGHT- 900W@ 277V FIXTURE OWNER SUPPLIED E.C. TO INSTALL & WIRE	FLUENCE	HORTICULTURE LED LIGHT SYSTEM FLUENCE - SPYDR 2P - LED LIGHT SYSTEM	277V	600W	REMOTE CONTROL & MONITORING
	'G3'	LED GLOW LIGHT- 900W@ 277V FIXTURE OWNER SUPPLIED E.C. TO INSTALL & WIRE	FLUENCE	HORTICULTURE LED LIGHT SYSTEM FLUENCE - RAZR - LED LIGHT SYSTEM	277V	150W	REMOTE CONTROL & MONITORING
	'R'	6" RECESSED- DAMP 6" LED- IC RATED - 4000K	LITHONIA	WF6-LED-27K-MVOLT-MW	120	13.8W	
	'X'	LED COMBO EXIT/EGRESS SIGN ILLUM EXIT W/ 2 LAMP HEADS	LITHONIA	ECR-LED-M6-RED	120		
	'Re'	LED EMERGENCY REMOTE EGRESS FIXTURE	LITHONIA	ELA-LED WP	120		
		LIGHT CONTROL TIMER- ON/OFF 24 HR/ 7 DAY					

- NOTES:
1. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
 2. CONTRACTOR TO MOUNT ALL FIXTURES IN ACCORDANCE TO MICH, B.F, NEC, AND ADA.
 3. MOUNT FIXTURES AS PER THE PLANS, WHEN NOT INDICATED VERIFY W/ ARCHITECT.

[illegible]





IX. Disclaimer

Kelley Energy Management has completed this assessment using energy modeling methodology that has been developed using state-of-the-art technology and has been approved by nine utility energy incentive programs. Data from energy models are estimates and are not guarantees of performance or outcomes. Prior to capital investment, additional analysis is recommended.



SOILS & STRUCTURES

July 3, 2023

Rivers Edge Landscape Management
5558 West River Drive, N.E.
Comstock Park, Michigan 49321

Attention: Mr. Mitchell Dietrich

Regarding: Gage Provisional Center Retaining Walls
Kalamazoo, Kalamazoo County Michigan
Project No. 2022.1544

Dear Mr. Dietrich:

Soils & Structures is pleased to present the review of the retaining wall repair requested for the above referenced project.

The portion of the wall that was repaired is the west portion of the south face. The repairs consisted of the removal additional block which had been displaced in the area of the failed portion of the wall, removal of some of the soil behind the wall, replacement of the geogrid and adding additional layers of geogrid. The scheduled repairs are shown on the attached drawings.

Based on a review of the photographs provided from the reconstruction of the wall, the repairs were made in accordance with the plans. Photographs #1 and #2 show some of the repair work during construction.



SOILS & STRUCTURES

Page Two

July 3, 2023

Gage Provisional Center Retaining Walls
Kalamazoo, Kalamazoo County Michigan
Project No. 2022.1544



Photograph #1 The south face of the retaining wall after the repairs were completed. (Gage Provisional Center Retaining Wall, Kalamazoo, Michigan, June, 2023)



SOILS & STRUCTURES

Page Three

July 3, 2023

Gage Provisional Center Retaining Walls
Kalamazoo, Kalamazoo County Michigan
Project No. 2022.1544



Photograph #2: The retaining wall while the repairs were in progress. (Gage Provisional Center Retaining Wall, Kalamazoo, Michigan, June, 2023)



SOILS & STRUCTURES

Page Four

July 3, 2023

Gage Provisional Center Retaining Walls
Kalamazoo, Kalamazoo County Michigan
Project No. 2022.1544

We appreciate the opportunity to have been of service to you. If you have any questions, please contact our office.

Sincerely,

Soils & Structures, Inc.

David W. Hohmeyer, P.E.
DWH/dh

attachments



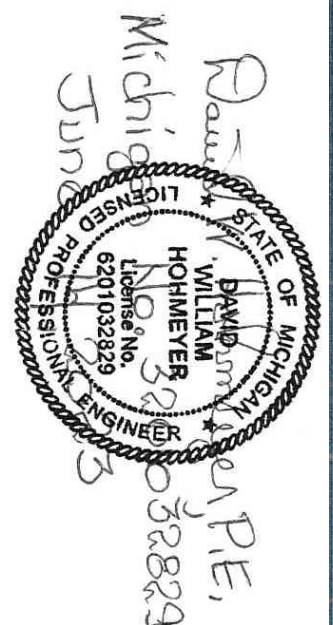
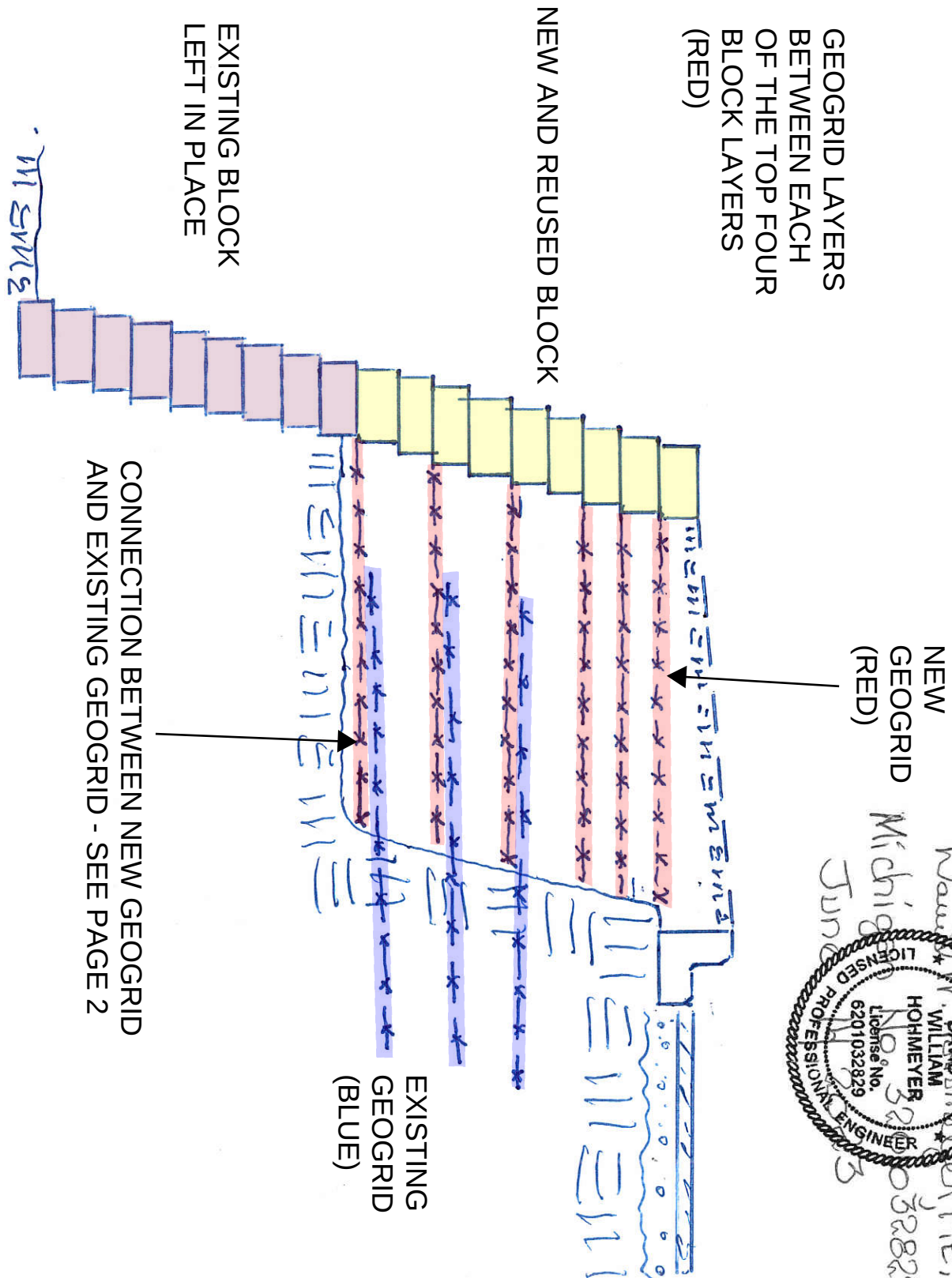


SOILS & STRUCTURES

www.soilsandstructures.com

(231) 798 4127
1 (800) 933 3959
fax (231) 798 1383
6480 Grand Haven Road
Muskegon, MI 49441

JOB NO. 2022.1544 JOB Gage Provisional Center
SHEET NO. 1 OF 2
CALCULATED BY D.W. Hohmeyer, P.E. DATE 7-3-23
CHECKED BY DATE





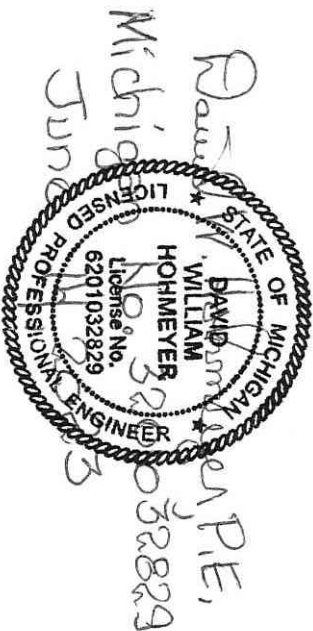
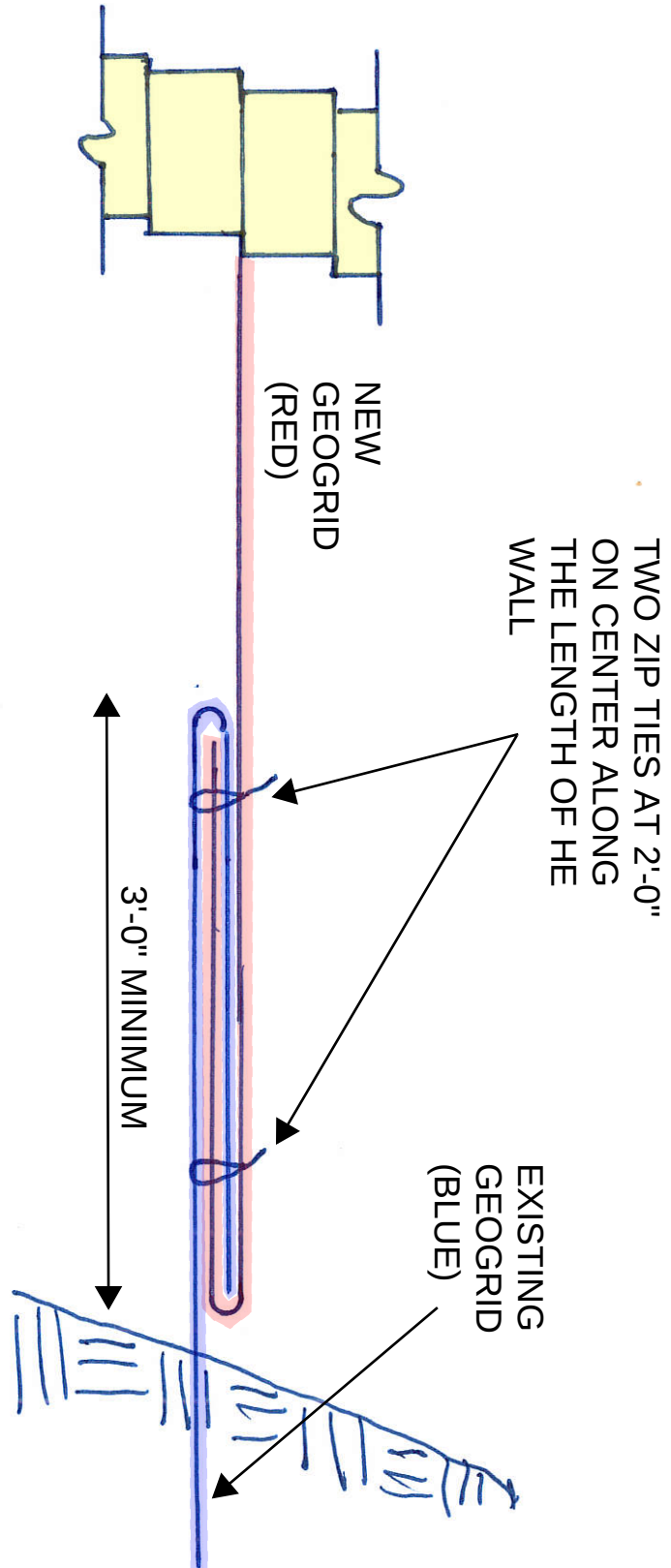
**SOILS &
STRUCTURES**

www.soilsandstructures.com

(231) 798 4127
1 (800) 933 3959
fax (231) 798 1383
6480 Grand Haven Road
Muskegon, MI 49441

JOB NO. 2022.1544 JOB Gage Provisional Center
SHEET NO. 1 OF 2
CALCULATED BY D.W. Hohmeyer, P.E. DATE 7-3-23
CHECKED BY _____ DATE _____

EXISTING GEOGRID TO NEW GEOGRID CONNECTION



Adult Use Retailer & Medical Provisioning Center Marihuana Renewal Application Checklist for:

AEY Capital LLC

3825 Stadium Drive

Contact: Jennifer Domingue

jenniferd@gageusa.com

Type: Adult Use Retailer & Medical Provisioning Center

	Date Received	Received By	Comments	
Renewal Application Received	1/26/2023	Scott Borling		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection	3/2/2023	Pete Eldridge	Yes	
Fire Inspection	3/2/2023	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In	3/7/2023	Jared Chambers		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting		4/20/2023		
	Full-Time	Part-Time	Comments	
Jobs Created	10			
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	No		Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Gold			
Attachments	Staffing Plan	City Economic Benefits Plan	Social Equity Plan	Handbook
	Yes	Yes	Yes	N/A

All Items Complete Yes

Adult Use Retailer Marihuana Renewal Application Checklist for:

Redbud Roots Lab VI, Inc DBA GLH

218 E Stockbridge

Contact: Alexander Leonowicz

alex@redbudroots.com

Type: Adult Use Processor

	Date Received	Received By	Comments	
Renewal Application Received	2/22/2023	Scott Borling		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection	5/3/2023	Pete Eldridge	Yes	
Fire Inspection	5/3/2023	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In		Jared Chambers		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting		5/18/2023		
	Full-Time	Part-Time	Comments	
Jobs Created				
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	No		Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Gold			
Attachments	Staffing Plan	City Economic Benefits Plan	Social Equity Plan	Handbook
	Yes	Yes	Yes	N/A

All Items Complete Yes

Yuma Way MI LLC DBA ReLeaf on Portage

617 Portage Street

Contact: Rita Tsalyuk

rita.tsalyuk@gmail.com

Type: Adult Use Retailer & Adult Use Grower Class A

	Date Received	Received By	Comments	
Renewal Application Received		Scott Borling		
Inspection Type:	Inspection Date	Completed by:	Satisfactory?	Notes
Zoning Inspection	5/2/2023	Pete Eldridge	Yes	
Fire Inspection	5/2/2023	Scott Brooks	Yes	
	Date	Name	Comments	
Business Community Benefits Check-In	5/4/2023	Jared Chambers		
	Invite Sent	EDC Meeting Date		
Invite to EDC Meeting				
	Full-Time	Part-Time	Comments	
Jobs Created				
	Yes/No	Comments:	Verified by:	
Any Past Due Financial Obligations with City? (i.e. taxes owed, fees, fines, etc)	No		Andrew Falkenberg	
Silver Level Social Equity All-Star or better status with the Michigan Cannabis Regulatory Agency	Gold		Jared Chambers	
Attachments	Staffing Plan	City Economic Benefits Plan	Social Equity Plan	Handbook
	Yes	Yes	Yes	N/A

All Items
Complete

Yes

City of Kalamazoo Cannabis Board
Attn: Jared Chambers
Business Specialist
245 North Rose St, Suite 100
Kalamazoo MI, 49007
Sent via email to: chambersj@kalamzoo.city.org

June 19, 2023

Dear City of Kalamazoo Cannabis Board,

I hope this letter finds you in good health and spirits. On behalf of Yuma Way MI LLC, I am writing to express our immense pride in actively supporting local vendors for our cannabis operations in Kalamazoo.

As a responsible corporate citizen, we have made it a priority to collaborate with local vendors whenever possible. We firmly believe that supporting local businesses not only stimulates the local economy but also fosters a sense of community and shared growth. In addition to purchasing cannabis products from local vendor Rare Michigan Genetics, we have had the pleasure of partnering with the following exceptional local non cannabis vendors:

1. HVAC - A1 Refrigeration - 269-375-9003
2. Plumbing - Patterson/Helmus Plumbing - 269-345-0175
3. Fencing - The Wright Fence - 269-806-7583
4. Glass and Storefront - Dave's Glass - 269-375-2036
5. Awning and Decorative Fencing - Prestige Products - 1-616-862-3113
6. Electrical - Niewoonder and Sons Electrical - 269-353-4595
7. Egress Stairwell and Roof Ladder - W Soule Company - 269-327-4855
8. Framing, Drywall, Painting, Interior Finishes, Flooring - Midwest Realty Group - 269-323-0717
9. Lit Sign - SignCrafters - 269-808-5405

The above local vendors have consistently delivered exceptional workmanship, professionalism, and dedication to our projects. By engaging their services, we not only ensure the highest quality standards but also contribute to the success and prosperity of the Kalamazoo business community.

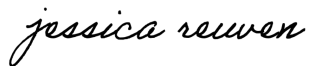
Furthermore, we are proud to announce that Yuma Way MI LLC has been granted Social Equity All-Star status by the State of Michigan. This recognition highlights our commitment to promoting social and economic equity within the cannabis industry. We have actively worked to provide opportunities to individuals from disproportionately impacted communities, support local neighborhood organizations, and create a diverse and inclusive workforce.

We deeply value our partnership with the City of Kalamazoo and remain committed to being an exemplary company that contributes positively to the community. All It is our sincere hope that

the City views our dedication to utilizing local vendors, our Social Equity All-Star status, and our overall positive impact as compelling reasons to grant us a 2-year renewal.

Thank you for your attention to this matter. We greatly appreciate your ongoing support and collaboration. If you have any further questions or require additional information, please do not hesitate to contact me directly.

All the best,

A handwritten signature in black ink that reads "jessica reuven". The script is cursive and fluid, with the first name "jessica" in lowercase and the last name "reuven" in lowercase.

Jessica Reuven
Yuma Way MI LLC
720-275-8956