



FOUR TREES HOLYOKE LLC

1 Cabot Street
Holyoke, MA 01040
January 30, 2023

ANNUAL REPORT FOR YEAR 2022

Pursuant to HOLYOKE, MASS., CODE OF ORDINANCES app. A § 7.10.5(4)(c)
Prepared for **City of Holyoke** by Steven Goldman,
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1. SUMMARY.

- a. Four Trees Holyoke LLC (“FTH”) is a company seeking licensure from the Commonwealth of Massachusetts to run a Tier 1 Marijuana Cultivation Facility (“MME” according to local ordinance terminology) and an Adult Use Marijuana Retail Dispensary (“RMRE” according to local ordinance terminology) at 1 Cabot Street, Holyoke, MA.
- b. No final state licenses have yet been granted to FTH. As such, there has been no revenue from operations or marijuana-related transactions. This report contains a brief outline of our progress in licensing, site improvements, and community participation.
- c. FTH is in the process of a change of ownership with the Cannabis Control Commission (“CCC”) where its licenses would be fully transferred to *Mill Town Agriculture, LLC*, another licensed operator located at 1 Cabot Street. Project updates will be conveyed by Mill Town during and after this transition.

2. LICENSING.

- a. We executed our Host Community Agreement with the City of Holyoke on August 19, 2019.
- b. We were awarded our Special Permit by City Council vote on January 21, 2020.
- c. On January 23, 2020, we submitted all required packets for our state license applications, under the following identification numbers:
 - i. Tier 1 Cultivation License Application # MCN282497, and;
 - ii. Adult Use Retail License Application # MRN283237.
- d. Provisional licenses for the above application numbers were granted in December 2020.
- e. Provisional licenses were successfully renewed with the CCC as of December 2021, and again as of December 2022. Both licenses are currently active.
- f. The company is in the process of a change of ownership, where the other licensed operator at our building, *Mill Town Agriculture, LLC* would take complete control over both of our CCC provisional licenses with the intent to develop them. Further review and inspections by the CCC will be required prior to final approval. It is Mill Town’s goal to build and receive final approval by the end of this year.
- g. We believe that FTH has continually complied with the conditions of our Special Permit. Although no such language existed in our permit when granted, we were informed recently that this permit may be subject to expiration if no substantial progress has been made. As Mill Town Agriculture would be assuming control over these licenses, progress updates would be made via their organization.
- h. As per the conditions of our Special Permit, an opening day traffic plan will be submitted at least 45 days prior to the anticipated commencement date of retail operations.

3. SITE IMPROVEMENTS.

- a. Mill Town Agriculture is in the process of acquiring Four Trees' CCC provisional licenses. Improvements to the site are currently underway, under the supervision of Mill Town and the building's owner. Further improvements and license development will continue via Mill Town after the license transfer is approved. Communication regarding details of improvements for this project will be conveyed by Mill Town, whose representatives have been CC'd to the email containing this report.
- b. The building's owner, Thomas Cusano, has already made a number of necessary functional and cosmetic repairs to the building, including restoration of exterior brick and roof repair. Further restorative improvements are ongoing.

4. COMMUNITY PARTICIPATION.

- a. As part of the plan for positive impact associated with Four Trees' licenses, donations to One Holyoke CDC are planned upon commencement of operations.
- b. FTH has not commenced recruitment. As the intended owner of FTH's licenses, Mill Town will hire when closer to final inspections and opening. In hiring, FTH expressly stated our intent to recruit locally, aiming to employ at least 30% Holyoke residents. Additionally, our hiring goals included the following:
 - i. Hiring a workforce comprised of 50% Women, and at least 25% individuals who identify as either; (i) Persons of Color, specifically Black, African American, Latinx and Indigenous Peoples; (ii) Veterans; (iii) Persons with Disabilities, or; (iv) LGBTQ+.