



FOUR TREES HOLYOKE LLC

1 Cabot Street
Holyoke, MA 01040

January 28, 2022

ANNUAL REPORT FOR YEAR 2021

Pursuant to HOLYOKE, MASS., CODE OF ORDINANCES app. A § 7.10.5(4)(c)

Prepared for **City of Holyoke** by Steven Goldman,

COO & Treasurer, Four Trees Holyoke

steve@fourtreesma.com

845-418-5347

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.

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 7, 2021.
- f. We have yet to begin post-provisional license development. Further review and inspections will be required prior to final approval. It is our goal to build and receive final approval by the end of this year. We believe that FTH has continually complied with the conditions of our Special Permit.
- g. As per the conditions of our Special Permit, we will submit an opening day traffic plan at least 45 days prior to the anticipated commencement date of retail operations.

3. SITE IMPROVEMENTS.

- a. As of the date of this report, no improvements have yet been made as they pertain to the scope of our project. Lingering impacts of the COVID-19 pandemic have slowed the availability of capital resources, but we are now confident that our project will continue to move forward in the coming months. We are still in the design development phase of our project, and expect to work with the Building Department as we seek necessary building permits once design and engineering have been completed.
- b. Our 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. We anticipate further restorative improvements will be made this year.

4. COMMUNITY PARTICIPATION.

- a. As cultivation instructors for the first two cohorts of the CCC's Social Equity Program, we created and implemented entry-level cultivation and entrepreneurial training curricula that can be adapted for use locally. We intend to work with One Holyoke CDC as part of our Plan for Positive Impact, delivering Cannabis workforce education and volunteering time for mentorship once operational.
- b. We have yet to commence recruitment and plan to do so when closer to final inspections and opening. In hiring, we have expressly stated our intent to recruit locally, aiming to employ at least 30% Holyoke residents. Additionally, our hiring goals include 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+.