

January 16, 2024

City of Holyoke Office of Planning & Economic Development  
ATTN: Aaron Vega, Director of Planning and Economic Development  
City Hall Annex, Room 406  
20 Korean Veterans Plaza  
Holyoke, MA 01040  
VIA EMAIL: [vegaa@holyoke.org](mailto:vegaa@holyoke.org)

**Re: Annual Report Pursuant to the Host Community Agreement by and between Rise Holdings, Inc. and the City of Holyoke**

Dear Mr. Vega:

Please accept this correspondence on behalf of Rise Holdings, Inc. (“**Rise**” or the “**Operator**”) relative to its conformance with all requirements set forth by its Host Community Agreement (“**HCA**”) with the City of Holyoke (the “**City**”), pertaining to Rise’s operations at 28 Appleton Street (the “**Establishment**”). The Applicant respectfully submits that it has satisfied all requirements outlined in the HCA (the “**City of Holyoke Requirements**”) as outlined below.

1. **City of Holyoke Requirement:** The gross revenue for the preceding calendar year. The report shall specify the Host Community Fee as calculated under this section.

**Rise Response:** The gross revenue of the Establishment in 2023 was \$35,018,105. Please refer to **Exhibit A** for a monthly breakdown of gross revenue. In compliance with Chapter 180 of the Acts of 2022, the Establishment’s Host Community Fee for the relevant period is \$0.

2. **City of Holyoke Requirement:** Any seed-to-sale tracking records required to be reported to the Cannabis Control Commission (“**CCC**”) under 935 CMR 500.105(8)(e) and .105(9)(c)

**Rise Response:** Due to the page count of the requested documents, we have included all such seed-to-sale records using the following link: <http://tinyurl.com/bdzerhwe>

3. **City of Holyoke Requirement:** Descriptions of any incidents on-site at the Establishment that required a public safety response.

**Rise Response:** There were four (4) incidents on-site at the Establishment that required a public safety response in 2023. Please find copies of the Incident Reports attached herein as **Exhibit B**.

4. **City of Holyoke Requirement:** Records pertaining to the Operator's employment level and the number of Holyoke residents employed at the Establishment.

**Rise Response:** The Establishment currently employs 105 individuals. 21 of these employees are Holyoke residents.

5. **City of Holyoke Requirement:** A description of the measures taken to fulfill the workforce hiring commitment outlined in the HCA.

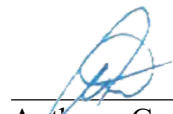
**Rise Response:** Rise has partnered with the Holyoke Community College to pursue its workforce hiring commitment. Rise accepts students from Holyoke Community College's Cannabis Education Center as interns and employees.

Rise prioritizes local hiring efforts within the Holyoke area through online job posting practices and routine on-site interview opportunities.

Please be advised that Rise has not yet obtained licenses from the Cannabis Control Commission to operate at 100 Water Street.

Should further information be required for the City's review, please do not hesitate to reach out to me directly.

Respectfully,



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Anthony Georgiadis

**Exhibit A**

Holyoke Cultivation/Processing

Year To Date	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending	Month Ending
12/31/2023	01/31/2023	02/28/2023	03/31/2023	04/30/2023	05/31/2023	06/30/2023	07/31/2023	08/31/2023	09/30/2023	10/31/2023	11/30/2023	12/31/2023

Actual

Total Revenue	35,018,105	2,633,553	2,588,210	3,406,819	3,552,481	2,593,371	2,951,934	2,889,959	3,260,755	2,742,627	2,915,317	2,790,477	2,692,602
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## Exhibit B



**INCIDENT REPORT**

**RISE HOLDINGS, INC.**

28 Appleton Street  
Holyoke, MA. 01040  
O 413.561.9110

**RMD 645-P, RMD 645-C, MP 281453, MC 281674**

**Date/Time of Incident:** Tuesday, January 31, 2023, at 12:02 PM EST

**Event:** Fire Department Responded to CO2 Alarm

**Description of event:**

At 12:02 AM EST the fire/CO2 alarm sounded at RISE Holdings, Inc. The Holyoke Fire Department responded to the alarm and entered the building.

**Investigation:**

The cultivation department was setting up environmentals in the propagation room and had just turned on the CO2 when the fire/CO2 alarm sounded. All employees evacuated the building. The Holyoke Fire Department responded and inspected the building. The fire department determined the building to be safe to re-enter and all employees were back inside the building at 12:26 PM.

**Preventive Actions:**

CO2 is not needed in the propagation room. Holyoke will not turn on CO2 in the propagation room again.

**Corrective Action:**

All employees evacuated the building to the designated evacuation area across the street. Employees waited for the Fire Department's permission to reenter the building.

**Report filed by Gretchen Kauffman**

**Signature:** 

**Date:** 02/01/2023

**Title:** Quality & Compliance Manager



**INCIDENT REPORT**

**RISE HOLDINGS, INC.  
HOLYOKE CULTIVATION**

28 Appleton Street  
Holyoke, MA. 01040  
O 413.561.9110

**RMD 645-P, RMD 645-C, MP 281453, MC 281674**

**Date/Time of Incident:** Tuesday, February 28, 2023, at 10:13 AM EST

**Event:** Wholesale Delivery Vehicle Rear Ended at Dispensary

**Description of event:**

At 10:13 AM on Tuesday, February 28, 2023, a RISE Holdings, Inc. wholesale delivery vehicle was rear ended while parked outside the Honey Northampton dispensary.

**Investigation:**

A RISE Holdings, Inc. wholesale delivery vehicle was parked outside of Honey Northampton waiting for the dispensary to open to deliver product. The driver and passenger sitting in the delivery vehicle felt the van get rear ended. The delivery vehicle driver and passenger did not sustain any injuries. The delivery vehicle sustained minor damage to the rear bumper. The police were contacted, and the police report is attached. The vehicle was able to continue with the wholesale deliveries scheduled that day.

**Preventive Actions:**

Continue to follow road rules while driving.

**Corrective Action:**

Continue to contact police and file police reports when involved in traffic accidents.

Report filed by Gretchen Kauffman

Signature:  Date: 03/02/23

Title: Quality & Compliance Manager





## INCIDENT REPORT

### RISE HOLDINGS, INC. HOLYOKE CULTIVATION

28 Appleton Street  
Holyoke, MA. 01040  
O 413.561.9110

**RMD 645-P, RMD 645-C, MP 281453, MC 281674**

**Date/Time of Incident:** Monday, April 3, 2023, at 3:27 PM EST

**Event:** Potential Diversion

#### Description of event:

On Monday, April 3, 2023, a production technician working at the trim table reported suspicious behavior of another employee to their supervisor.

#### Investigation:

Monday, April 3, 2023, 3:25 PM – 3:27 PM:

- The trim team is trimming batch 082922EC-A-1 of Extreme Cream, Metrc tag 1A40A0100002582000005083.
- A maintenance technician walks up to the trim table and can be seen staring at something on the floor.
- The maintenance technician sits down in a vacant chair at a work station at the trim table and starts talking with the employees working in that area.
- A single bud can be seen laying on the floor next to the bottom right corner of the floor mat beneath the work station.
- The maintenance technician is seen looking around, looking at the floor, and moving something with their foot under the table of the workstation.
- The maintenance technician takes their cell phone out of their left pants pocket and throws it under the workstation table.
- The maintenance technician bends down and picks up their phone with both hands and then picks up something else with their right hand and puts the item in their right hand into their right pants pocket.
- The maintenance technician leaves the trim table.
- The bud that was previously seen laying on the floor is no longer laying on the floor.

Monday, April 3, 2023, 3:27 PM – 4:00 PM:

- A production technician working at the trim table reports to their supervisor that they witnessed suspicious behavior by the maintenance technician.
- The production supervisor notifies the human resources manager of the report.

Monday, April 3, 2023, Evening:

- The human resources manager notifies the maintenance technician that they are suspended pending an internal investigation.

Tuesday, April 4, 2023:

- The human resources manager calls the maintenance technician and asks initial investigation questions.
- The maintenance technician does not admit any guilt.

Wednesday, April 5, 2023:

- The human resources manager escalates the case to the corporate asset protection team.

Thursday, April 6, 2023:

- The human resources manager and asset protection manager call the maintenance technician and ask investigation questions.
- The maintenance technician denies guilt.

**Preventive Actions:**

- Review all work processes site-wide to look for areas that are susceptible to diversion. Put in place corrective actions to address any gaps discovered.
- Review all camera locations and angles to identify any areas of insufficient camera coverage. Adjust cameras as necessary.

**Corrective Action:**

- Human resources filed a police report with the Holyoke Police Department. The police report will be shared with the CCC once it is completed.
- Human resources will terminate the maintenance technician. The maintenance technician's site badge access will be deactivated the same day. The maintenance technician's CCC licenses will be revoked the same day.

**Report filed by: Gretchen Kauffman**

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

04/07/2023

Title: \_\_\_\_\_

Quality & Compliance Manager



**INCIDENT REPORT**

**RISE HOLDINGS, INC.  
HOLYOKE CULTIVATION**

28 Appleton Street  
Holyoke, MA. 01040  
O 413.561.9110

**RMD 645-P, RMD 645-C, MP 281453, MC 281674**

**Date/Time of Incident:** Friday, August 11, 2023, at 6:34 PM EST

**Event:** Police Responded to Alarm

**Description of event:**

On Friday, August 11, 2023, at 6:34 PM EST, the Holyoke Police responded to a motion detector alarm triggered inside the Rise Holdings, Inc. facility at 28 Appleton Street.

**Investigation:**

Upon exiting the facility on the evening of Friday, August 11, 2023, a manager set the building alarm, not knowing that another manager remained in the facility. After the alarm was set the movement of the manager remaining in the facility triggered the motion detector alarm which alerted the police. The Holyoke Police department responded and verified that the individual who triggered the alarm was a Rise Holdings, Inc. employee who was allowed to be in the building.

**Preventive Actions:**

Employees must verify that all other employees have exited the building before setting the building alarm.

**Corrective Action:**

The Holyoke Police department responded and verified that the individual who triggered the alarm was a Rise Holdings, Inc. employee who was allowed to be in the building.

**Report filed by Gretchen Kauffman**

**Signature:**  **Date:** 08/16/23

**Title:** Quality & Compliance Manager