

**VILLAGE OF THREE OAKS SPECIAL COUNCIL MEETING – DATE: 10-20-21**

**Village Council President, Richard Smith, called the (in-person) Special Council Meeting, to order at 6:33 PM at 19 N. Elm Street in the upper level of Froehlich’s Event Center. This meeting was to present, review and discuss (5) five of the Marihuana License applications.**

**Pledge of Allegiance: Yes**

**Roll Call: Present: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith  
Absent: None**

**Approval of the Agenda as presented by Village President, Richard Smith. Moved: Newquist Supported: Thomas Aye: 7 Nay: 0 Absent: 0 Abstain: 0 MOTION CARRIED.**

**PUBLIC COMMENT: None**

**CORRESPONDENCE: None**

Prior to the presentations beginning, Village Council President Richard Smith reminded Council members that they should follow Ordinance #219 and to use this as criteria while hearing the presentations from the applicants.

- **THREE OAKS CRAFT DISPENSARY – PRESENTATION OF THEIR MARIHUANA APPLICATIONS for a GROW LICENSE, a PROCESSING LICENSE and a RETAIL LICENSE:** **Three Oaks Craft Dispensary** has applied for (3) Marihuana licenses to operate a Grow Facility, a Processing Facility and a Retail Store at 6952 U.S. 12 Highway. **Joe Calandra** (owner) stated that they have a store in Pagosa Springs, CO (which is similar to the demographics of Three Oaks). In Pagosa, they had to source 70% of their product locally. In Three Oaks they intend to start up the retail store first which will take about (1) year, and then about (6) months after the retail store opens up, they will begin building the Grow and Processing facilities. He wants to keep the town the way it is - is not in favor of “big” business. Joe is mainly in Pagosa, however, his brother-in-law, **James Hermes** (owner) resides in Three Oaks and will be hands-on in running the business. **Council Member, Ream** asked about the employee training program. **Council Member, Newquist** asked why they aren’t going to hook into the Village’s Water and Sewer system. He replied that he wants to avoid stress on the current system. **Newquist** further asked how many employees they anticipate hiring. **Audience Member, Dominick Velvedere**, (speaking for the owner of the property, Susan Johnson) said that they will hire locally.
- **EXCLUSIVE HEALING – PRESENTATION OF THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** **Exclusive Healing** has applied for (1) Marihuana license to operate a Retail Store at 6761 U.S. 12 Highway. **Dan Milsk** (owner) and **Devin Loker** (lawyer) stated that Exclusive Healing has had a presence in the Village since 2019. Dan and/or Devin has attended nearly every Village meeting for the last couple of years. They have a Grow facility in Galien Township and want to open a Retail store in Three Oaks Village. They were chosen for the Grow license out of (13) applicants in Galien Township. If awarded a retail license, they would be one of very few in Michigan that are grower-owned. He noted that the purpose of the Village’s Ordinance is to award licenses to local owners. **Council Member, Graziano** asked if he still had an active lease agreement on the building that they intend to open their store. **Council Member, Newquist** asked what the timeline was to open up and the what the number of employees were that they anticipated hiring and asked about the training program at their Grow facility. **Council Member, Thomas** asked

how they will train their new employees if this is their 1<sup>st</sup> “flagship” retail. They responded that they have a pre-approved P.O.S. system ready to go that will assist with that. **Council Member, Newquist** said that they will have a unique product, grown right down the road from the Village and asked how they planned to market it. They said they will distribute it state-wide and will offer a family discount for Three Oaks residents.

- **GREEN KOI – PRESENTATION OF THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** **Green Koi** has applied for (1) Marihuana license to operate a Retail Store at 6934 W. U.S. 12 Highway. **David Setzke** (one of the co-founders) of **Green Koi** said that he handles strategic operations for them. They will offer safe and quality cannabis in a safe and inviting atmosphere, concentrating on customer service. He understands the charm of the Village that Three Oaks wants to protect. David reported that it will be a locally owned and operated business with annual projected sales of \$10M. The store will carry over 200 products and have approximately 20 part-time and full-time employees that will be paid competitive wages with strong benefits and have rotational job shadowing. The building will be in a discreet location at the edge of town with ample parking. **Council Member, Graziano** asked if he resides in Three Oaks – answer – yes, he does. **Council Member, Newquist** asked what the timeline is for opening the store – he replied “by summer of 2022”. **Council Member Hinman** asked about the number of employees. **Council Member, Newquist** asked about their process for securing and retaining employees. He replied that they use local and national agencies for the search, while offering competitive wages, benefit packages and flexibility in work hours. **Council Member, Graziano** asked if the workforce all partake of cannabis. Dave replied that they don’t. **Council Member, Ream** asked if Green Koi was involved in growing or processing. He replied “not yet, but that they do have proprietary strains” developed. **Audience Member, Marco Chavarry** expressed support for Green Koi. He knows David – says that he is a team player with a great vision and integrity. **Audience Member, Kendra Grant** owns Poppy Hill @22 N. Elms. She said that David befriends Three Oaks residents and attends Village events and he will be a great asset. **Audience Member, Rodrigo Arbacco** owns Oaks Eatery, LLC at 8 S. Elm Street. He stated that he communicates well with David and has received good advice from him. **Audience Member, Tom Pauly** said that he met David a year ago and said that he is committed to “steering” traffic from his store to the downtown merchants by using signage that will benefit everyone. **Audience Member, Nick LaFlex** encouraged Council to carefully consider their choices.
- **LUME - PRESENTATION OF THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** **LUME** has applied for (1) Marihuana license to operate a Retail Store at 6814 W. U.S. 12 Highway. **John Abbo**, the spokesperson and lawyer for **Lume** said that Lume was founded in 2018 and started with (3) employees. They now have 1,000 employees and are one of the fastest growing companies in Michigan with 26 retail stores. They only need (3) to (5) months to start-up a new location. They grow and process high quality cannabis at their facilities and proudly report that they have had no recalls. He said that it is an important factor in offering a high-quality product if you can control your own supply. He noted that they have signed a (5) year agreement with DTE Entertainment for their premium retail brand. LUME offers a 401K with a 6% match, medical insurance, high wages, and they promote from within. **Council Member, Ream** stated that none of the (4) four owners of LUME were in attendance at this meeting which was a requirement. He noted that their attorney did the presentation. **Ream** said that they appear to have a strict training program in place. **Council Member, Newquist** asked why there was a (4) four-page letter submitted with their application that seemed to warn the Village of possible litigation. **John Abbo**

replied that they just intended to “educate” us. **Newquist** went on to ask how many lawsuits were currently active. **Abbo** replied (3) three. **Council Member, Graziano** asked what their strategy was – he said – “so if you apply for a license and then if you are not selected, you just sue”? **Graziano** also said that there were recalls mentioned when he referenced LUME on-line. **Council Member, Hinman** asked if LUME had other locations in a small population area. **Council Member, Thomas** asked “why choose to locate in Three Oaks?”. It seems that there is an extensive growth strategy in place.

- **MELLOW VALLEY – PRESENTATION OF THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** **MELLOW VALLEY** has applied for (1) Marihuana license to operate a Retail Store at 6936 W. U.S. Highway 12. **Peg Cullen** (co-owner) said that this is not a “big” business – this will be her 1<sup>st</sup> dispensary and that she and co-owner, **Jason Stimley** own the property. She is a full-time resident in the Township and has lots of ties to the area. She reported that her partner is a pharmacist and brings lots of business and medical knowledge to the cannabis business. They hope to be ready by summer of 2022. They will be fully engaged with the community and seek to hire people that have been negatively impacted by the marihuana laws. **Council Member, Newquist** asked **Jason** about his involvement with 7 Engines in Buchanan. **Council Member, Ream** said it appears that their training program is mostly on-line. He asked Jason what his experience was in the cannabis industry. Jason replied that he has supervised up to 15 employees as a pharmacist.
- **Audience Member, Kim Pruitt** thanked the Council for the tremendous amount of work that has been put into reviewing and researching these applicants and their companies. She urged them to look at the website of these companies – some are “Mom & Pop” shops and others are “big” business. **Council member, Ream** thanked the applicants and the Public for their patience during this process. **Council President, Smith** thanked the applicants and instructed the Council to assess the applicants based on Marihuana Ordinance #219.
- **MEETING ADJOURNED AT: 8:12 pm**

Submitted by:

Cynthia E. Moynihan  
Three Oaks Village Clerk  
Minutes for the 10-20-21 Special Council Meeting  
Were **APPROVED** at the 01-12-22 Council Meeting