

VILLAGE OF THREE OAKS SPECIAL COUNCIL MEETING – DATE: 10-27-21

Village Council President, Richard Smith, called the (in-person) Special Village Council Meeting, to order at 6:36 pm. The purpose of the meeting was to award Marihuana licenses. This meeting was held in the upper level of Froehlich’s Event Center at 19 N. Elm Street (next-door) to Village Hall.

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: Thomas Supported: Newquist Aye: 7 Nay: 0 Absent: 0 Abstain: 0 MOTION CARRIED.

PUBLIC COMMENT: None

CORRESPONDENCE: None

- **DISCUSSION of HH THREE OAKS, LLC (dba: SUNSET COAST PROVISION) and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** HH Three Oaks (dba: Sunset Coast Provision) applied for a Retail Marihuana license to operate their business at 300 E. Ash Street. **Council Member, Newquist** stated that there was a lot she liked about this company including that the retail manager lives in Three Oaks and the letter of support for them that was received from Cassopolis. **Council Member, Graziano** expressed concern that their location is near a residential area. **Council Member, Thomas** asked if this process needed to be repeated each year upon the annual renewal process for the licenses. **Attorney Fette** replied “no” – said that it is not a competitive process, there would have to be a good reason to not renew a license. **Council Member, Ream** said that they currently have a license elsewhere with a good training program. **Council Member, Hinman** said he was concerned about it being located near a residential area, but noted that the entrance will be off of U.S.12 (Ash Street). **Council Member, Newquist** said that she was impressed by the community support, especially from local business, Journeyman Distillery.
- **DISCUSSION of LUME and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** LUME applied for a Retail Marihuana license to operate their business at 6814 U.S. 12 Highway. **Council Member, Ream** said that they demonstrated their ability to execute their plan, but he is not confident because the stakeholders were not present at the previous meeting as required. **Council Member, Newquist** was put off by their explanation of lawsuits. **Council Member, Hinman** stated that they have a “wide” footprint in Michigan and he didn’t feel that they showed much of a commitment .to the community, that it appeared they were more interested in just acquiring more licenses. **Council Member, Ream** said that they have lots of “on-line” training versus the more preferable “in-person” training.
- **DISCUSSION of GREEN KOI and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** Green Koi applied for a Retail Marihuana license to operate their business at 6934 W. U.S. 12 Highway. **Council Member, Newquist** reported that several area merchants have showed their support for Green Koi and she visited their location in Douglas, MI and was impressed with its operation. **Council Member, Ream** said they showed that they can execute their plan. **Newquist** said that they are very committed to Three Oaks. **Council Member, Hinman** said that they have the most public support of all applicants, run a good operation in Douglas, have a good training program in place and he likes their proposed location. **Ream** also visited their store in Douglas – was impressed.

- **DISCUSSION of BLOOM and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** Bloom applied for a Retail Marihuana license to operate their business at 6761 U.S. 12 Highway. **Council Member, Ream** said that he researched them on-line and that there is good representation there. **Council Member, Graziano and Newquist** said that Bloom had misrepresented information in their application.
- **DISCUSSION of OAK FLINT, LLC and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** Oak Flint, LLC applied for a Retail Marihuana license to operate their business at 6741 W. U.S. 12 Highway. **Council Member, Graziano** liked the community service that they displayed. **Council Member, Newquist** felt that the applicant wasn't as committed to Three Oaks as some of the other applicants. **Council Member, Ream** expressed concern about them being able to execute their plan. **Council Member, Hinman** said they needed lots of growth to sustain their plan.
- **DISCUSSION of MELLOW VALLEY and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** Mellow Valley applied for a Retail Marihuana license to operate their business at 6936 W. U.S. 12 Highway. **Council Member, Ream** said that the co-owner used to have quilt shop in downtown Three Oaks. **Council Member, Hinman** liked the fact that a pharmacist is also an owner – he would bring lots of knowledge to the business. **Council Member, Graziano** felt that this was too big of a task for them **Council Member, Newquist** felt that they are too ambitious coming in with no experience. **Council Member, Kramer** stated that they do show commitment by actually owing the property.
- **DISCUSSION of HIGH PROFILE (QPS Michigan Holdings) and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** High Profile applied for a Retail Marihuana license to operate their business at 23 W. Ash Street. **Council Member, Newquist** visited their store in Buchanan and did not have a good experience. **Council Member, Graziano** said that they had a good presentation, but the location is in a residential area. **Council Member, Thomas** said that there are family homes on either side of their proposed ultra-modern building and that they are a high growth business – not paying attention to details. **Council Member, Ream** visited one of their locations – didn't feel that they were performing well – jars were left open on shelf, training was not good.
- **DISCUSSION of FARNAN FARMS and THEIR (3) THREE APPLICATIONS for a MARIHUANA GROW FACILITY, a MARIHUANA PROCESSING FACILITY and a RETAIL MARIHUANA LICENSE:** Farnan Farms applied for three (3) licenses to operate their business at 7200 W. U.S. 12 Highway - one license for a Grow facility, one for a Processing facility and one for a Retail location. **Council Member, Newquist** asked if a discussion needed to be held to discuss the grow and processing licenses since they met all requirements and there were enough licenses to award. **Attorney Fette** said that the discussion could encompass all three (3) licenses at the same time. **Council Member, Ream** said that they have the ability to execute and finance their plans and would engage with the downtown businesses. **Council Member, Graziano** said it is a good opportunity to use the land. **Council Member, Newquist** said they purchased the land from the Township. **Council Member, Hinman** said they will put in their own water and sewer.
- **DISCUSSION of THREE OAKS CRAFT DISPENSARY and THEIR (3) THREE APPLICATIONS for a MARIHUANA GROW FACILITY, a MARIHUANA PROCESSING FACILITY and a RETAIL MARIHUANA LICENSE:** Three Oaks Craft Dispensary applied for three (3) licenses to operate their business at 6952 W. U.S.12 Highway – one license for a Grow facility, one for a Processing facility and one for a Retail location. **Council Member, Ream** felt that their training program was a “hands-on” program. **Council Member, Newquist** asked if Joe (the owner) will be in the area enough to oversee the new operation

since he currently lives in Colorado. She likes the three (3) potential businesses going in, but is not convinced that they can pull it all off. **Council Member, Hinman** said that he runs a relevant business in Pagosa Springs, Co., so he has business experience. **Council Member, Kramer** said that he is not sure that they can put in their own well & septic system since there is water and sewer service available.

- **DISCUSSION of EXCLUSIVE HEALING and THEIR APPLICATION for a RETAIL MARIHUANA LICENSE:** **Exclusive Healing** applied for a Retail Marihuana License to operate their business at 6761 U.S. 12 Highway. **Council Member, Ream** noted that the owners have been attending Village Council meetings for the past two (2) years. He also noted that they did not mention a dog park in their application (as many other applicants had). Perhaps this was because they understood that a dog park was not feasible in the Village after listening to many discussions about the pros and cons of one. He also said that their training program for the retail store will include working in their Grow facility. **Council Member, Graziano** said that they are operating a good Grow operation in Galien Township, but noted that there was a problem with their initial application. **Council Member, Newquist** said that they will offer local discounts to area residents and that they have consistently shown up at Council meetings. She also said that they designed and built their own Grow facility, but they have no retail experience. **Council Member, Hinman** said that their grow facility shows their high standards.
- **AWARD TWO (2) MARIHUANA GROW LICENSES:** A Motion was made to award a Marihuana Grow License to Farnan Farms. Moved: Hinman Supported: Kramer Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith Nay: None Absent: None Abstain: None MOTION CARRIED. A Motion was made to award a Marihuana Grow License to Three Oaks Craft Dispensary. Moved: Graziano Supported: Newquist Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith Nay: None Absent: None Abstain: None MOTION CARRIED.
- **AWARD TWO (2) MARIHUANA PROCESSING LICENSES:** A Motion was made to award a Marihuana Processing License to Farnan Farms. Moved: Graziano Supported: Thomas Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream Smith Nay: None Absent: None Abstain: None MOTION CARRIED. A Motion was made to award a Marihuana Processing License to Three Oaks Craft Dispensary. Moved: Graziano Supported: Hinman Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith Nay: None Absent: None Abstain: None MOTION CARRIED.
- **DISCUSSION of AWARDING the FIRST MARIHUANA RETAIL LICENSE:** Council Members concurred that **Green Koi** was on everyone's list of "top picks" for a retail license. **Exclusive Healing** and **HH Highway, LLC (dba: Sunset Coast Provision)** were evenly divided among their lists with choices also of Farnan Farms and Oak Flint (Cloud Cannabis). A Motion was made to award a Marihuana Retail License to **Green Koi**. Moved: Newquist Moved: Kramer Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith Nay: None Absent: None Abstain: None MOTION CARRIED.
- **DISCUSSION of AWARDING the SECOND MARIHUANA RETAIL LICENSE:** **Council Member, Newquist** said that people have spoken out against a retail operation being located in the industrial park. **Council Member, Graziano** said that he thinks development is a good thing and he has talked to people that do want retail in the industrial park. He thinks that Farnan Farms wants the retail license to go along with their grow and processing license, and does not want the Village to lose an opportunity for developing that property. **Exclusive Healing** operates a grow facility in Galien, so they can provide their own product,

they live locally and show commitment to the Village by having attended all Village meetings. Neither Exclusive Healing nor HH Three Oaks currently operate a business in Three Oaks. **Council Member, Smith** is concerned about HH Highway's location. **Council Members Newquist and Hinman** like their location at the end of town. **A Motion was made to award a Marihuana Retail License to Exclusive Healing. Moved: Hinman Supported: Ream Aye: Kramer, Hinman, Newquist, Ream Nay: Graziano, Thomas, Smith Absent: None Abstain: None MOTION CARRIED. A Motion of support was made to select Exclusive Healing for a Marihuana Retail License. Moved: Graziano Supported: Hinman Aye: Graziano, Kramer, Thomas, Hinman, Newquist, Ream, Smith Nay: None Absent: None Abstain: None MOTION CARRIED.**

- **PUBLIC COMMENT:** **Audience Member, Angela Reichert** said that she thought that the vote was going to be based on a point system. **Audience Member, David Setzke**, (Owner of Green Koi) thanked the Council for awarding them their license. He said that they are looking forward to operating in the Village. **Audience Member, Melody Hutchinson** thanked the Council.
- **MEETING ADJOURNED AT: 8:53 pm**

Submitted by:

Cynthia E. Moynihan
Three Oaks Village Clerk
Minutes for the 10-27-21 Special Council Meeting
Were **APPROVED** at the 01-12-22 Council Meeting