

Green Earth Cannabis Inc.



Presentation to the Town of Halifax
to Operate an Adult Use
Marijuana Retail Establishment
12-10-2020 Board of Selectman

Mission Statement

Our mission is to provide the community with quality cannabis products in a responsible and competitive way. Whether it's for health reasons, wellness reasons, or to help our customers relax, we will strive to passionately meet the needs of our customers with honesty and integrity.

Location Information

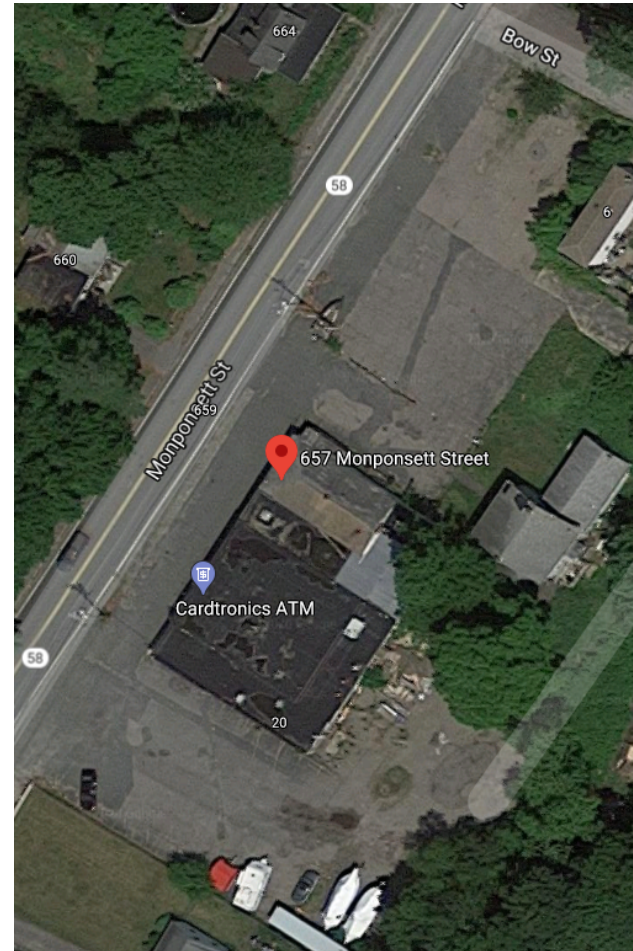
Green Earth Cannabis is seeking a Host Community Agreement with the Town of Halifax to operate an Adult Use Marijuana Retail Establishment located at 657 Monponsett St.

The property is located in a Commercial - Business zoned area of town. This area of town was amended by a vote on Article 49 by the people of Halifax on September 22, 2020, to allow marijuana establishments to open in this zone, in addition to the already allowed industrial zoned areas of town. This location meets all local and state requirements in regards to proximity of a school, child care facility or where children generally congregate, any other Marijuana Establishment or any other establishment licensed to pour alcohol under the provision G.L. c. 138 § 12.

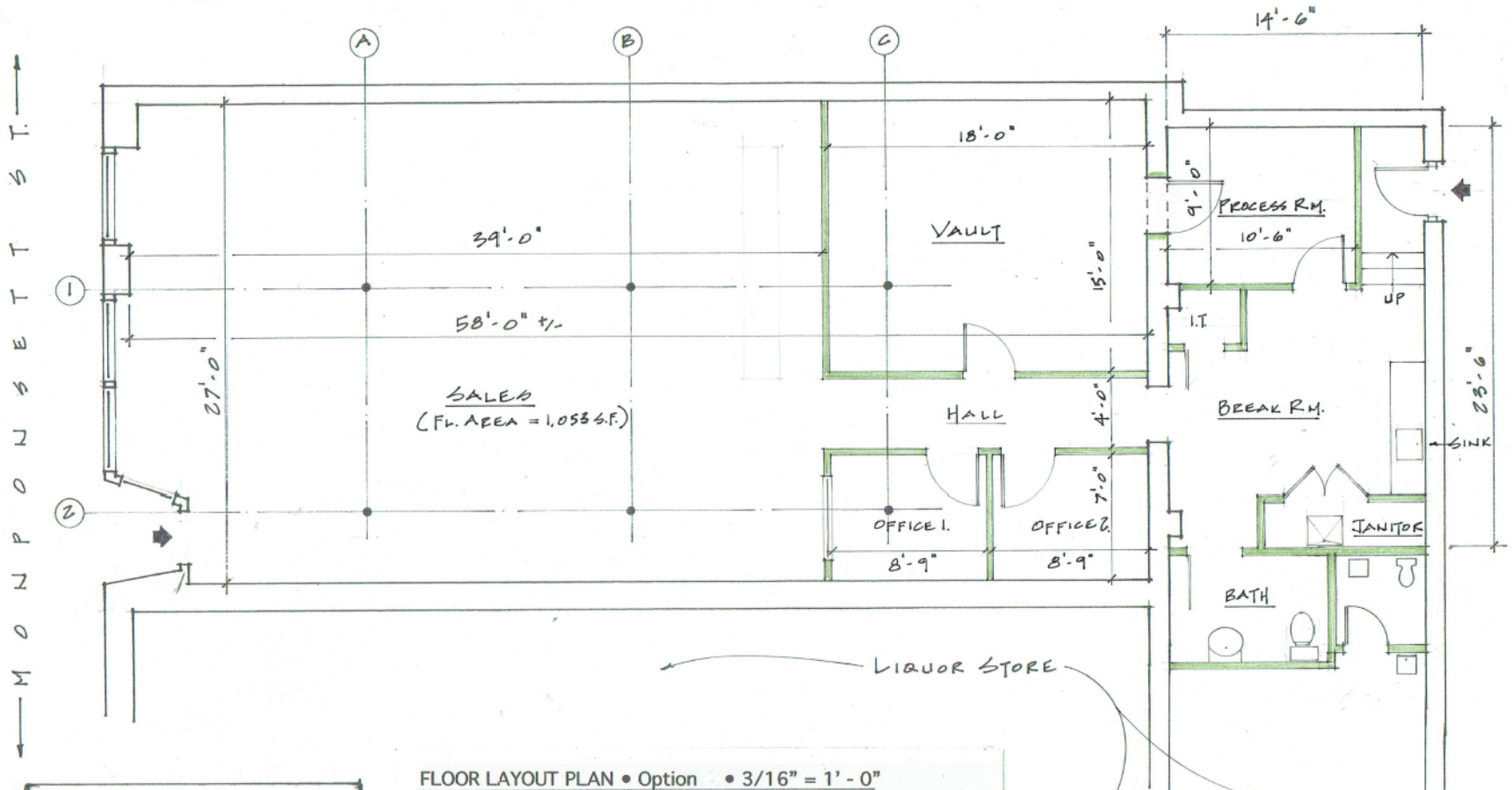
Green Earth Cannabis is going to occupy the left side of the building which is approximately 1988 square feet. This space will require extensive renovation to make it a nice, safe and secure location for customers to do their shopping.

The overall size of the site is approximately 1.14 acres and there are approximately 1+ acre of parking available.

Location: 657 Monponsett St.



Preliminary Store Layout



Security

Properly designed, professionally installed, and competently monitored and maintained electronic protection systems will reduce the risk of personal injury, property damage, loss of assets and business interruptions due to fire, theft, and vandalism.

In addition to the electronic protection measures, Green Earth Cannabis will establish tightly-controlled security practices that will be critical to the safety of our employees. Green Earth Cannabis will have controls in place at every stage of receiving, storing and selling to protect its products from fire, diversion, employee theft, illegal sale, burglary, or robbery.

Some Benefits to the Town and State

Green Earth Cannabis is expecting to hire a minimum of 18 Full-time & 6 part-time employees from the local area to work in the retail location and to work in the back office.

Local jobs and training

Conduct business with local contractors and vendors when possible

Increase the property tax base to the Town of Halifax

3% Local sales tax on retail sales

This will help stimulate the local economy of Halifax.

Projected Commecment Date July 1st 2022*

Year	July 1st 2022	2023	2024	2025	2026	June 30th 2027
Total Sales Per Year Low End**	\$ 2,880,000.00	\$ 6,336,000.00	\$ 6,912,000.00	\$ 7,488,000.00	\$ 8,064,000.00	\$ 4,435,200.00
3% Local Sales Tax	\$ 86,400.00	\$ 190,080.00	\$ 207,360.00	\$ 224,640.00	\$ 241,920.00	\$ 133,056.00
Community Impact Fee Per Year	\$ 86,400.00	\$ 190,080.00	\$ 207,360.00	\$ 224,640.00	\$ 241,920.00	\$ 133,056.00
Total Sales Per Year High End**	\$ 4,500,000.00	\$ 9,900,000.00	\$ 10,800,000.00	\$ 11,700,000.00	\$ 12,600,000.00	\$ 6,930,000.00
3% Local Sales Tax	\$ 135,000.00	\$ 297,000.00	\$ 324,000.00	\$ 351,000.00	\$ 378,000.00	\$ 207,000.00
Community Impact Fee Per Year	\$ 135,000.00	\$ 297,000.00	\$ 324,000.00	\$ 351,000.00	\$ 378,000.00	\$ 207,000.00

3% Local Sales Tax (does not expire after 5 years)

Community Impact Fee is 3% of each total sale less any local or state sale taxes (& federal taxes if applicable in the future)

*Commence operation date is subject to change

**Total Sales are projections only and subject to several factors including but no limited to:

wholesale cost of product

availabilty of products

competition

pandemic

other unforeseen circumstances

Meet the Team

John Kudryk / President and CEO

John brings an extensive business background to Green Earth Cannabis, having built and managed a successful cellular retail location for 23 years. John began his entrepreneurial career as a co-founder and owner-operator of Digit Communications, Inc., in Lakeville, Massachusetts. John was the recipient of many awards for his spectacular customer service as well as his sales achievements. He understands the importance of teamwork and in building meaningful relationships with his customers and co-workers.

A native of Stoughton, Massachusetts, John and his family now reside in Bridgewater. John's girlfriend is an educator and their daughter is now a freshman in high school. John enjoys running, investing in real estate, and spending time with his family.

Matthew Collins / Chief Financial Officer

Matthew studied at the University of Massachusetts Dartmouth, while serving the south coast community for his entire adult life. Matthew is proud of his accomplishment of purchasing a failing business, on the brink of bankruptcy, and transforming it into a multi-million dollar small business within just a few years.

He is honored to employ a diverse workforce and enjoys giving back to the community, whether through sponsoring children's sports teams, helping those in need over the holidays and throughout the year, as well as supporting our brave first responders. Matthew and his wife are pleased to be raising their two young children in Southeastern Massachusetts.

Robert Maker / Director of Operations

Robert was born and raised in Brockton, Massachusetts, and has called Halifax home since 1995, along with his wife and two beautiful children. He has worked at Shaw's Supermarket for the last 34 years. He was promoted to Grocery Manager 27 years ago. During his tenure, Bob has received several managerial and training certificates. He has gone on to assist in opening multiple new store locations over the past several years.

As a center store manager, his job responsibilities include developing and training associates to understand the job at hand. Bob also has supervised the re-ordering systems to ensure adequate inventory control. He also conducts yearly reviews to recommend associates to advance into the management training program (MTP).

Jay Skowronek / Director of Security

Jay is a graduate of the University of Massachusetts Amherst and served four years in the United States Air Force working as a Russian linguist. His last tour of duty was at the National Security Agency in Maryland.

Following his military service, Jay worked in the electronic protection industry for 50+ years. He designed and sold fire protection, burglary and holdup protection, access control and CCTV surveillance/recording/retrieval systems. Jay has designed security systems for Brink's, Hartford Insurance Company, Hartford National Bank, Connecticut National Bank, Society for Savings, Dress Barn, Mohegan Sun Casino, and several area utility companies.

As a resident of Connecticut, he worked with several organizations that applied to Connecticut's Consumer Protection Department for licenses to produce and market medical marijuana. He designed security systems and provided system operating instructions for these facilities.