



Select  
Board  
Meeting

Halifax - November 12, 2019

*Bud's goal is to build a world-class New England cannabis company.*



*Bud's Goods & Provisions Corp.'s mission is to be a trustworthy partner to our planet, our customers and our neighbors through an honest, dependable and practical cannabis experience.*

Formed in 2016, *Bud's* is a grassroots Massachusetts company that is committed to building a true New England cannabis experience.



*Bud's was founded in 2016.*



In September 2017, *Bud's* received a Medical Provisional Certificate of Registration from the Massachusetts Department of Public Health in Lakeville.

On Thursday May 16, 2019, the CCC issued *Bud's* four (4) adult-use Provisional Licenses:

- MCN281738 - Cultivation, Tier 3/Indoor - Lakeville
- MPN281507 - Product Manufacturing - Lakeville
- MRN281774 - Retail - Lakeville
- MRN282319 - Retail - Worcester

*Bud's has identified numerous issues with indoor cultivation.*



#### Environment Impact

It requires 200 lbs of coal to produce 1 lb of cannabis indoor.



High Greenhouse emissions.



Higher carbon footprint.

#### Extreme Costs

Due to the need of having a growing environment indoors, buildout costs can exceed \$500 a sq/ft to construct.

Energy cost for lighting, air movement and temperature controls make it extremely expensive to operate.

#### Social Impact

Increased operation costs leads to increased prices for consumers.

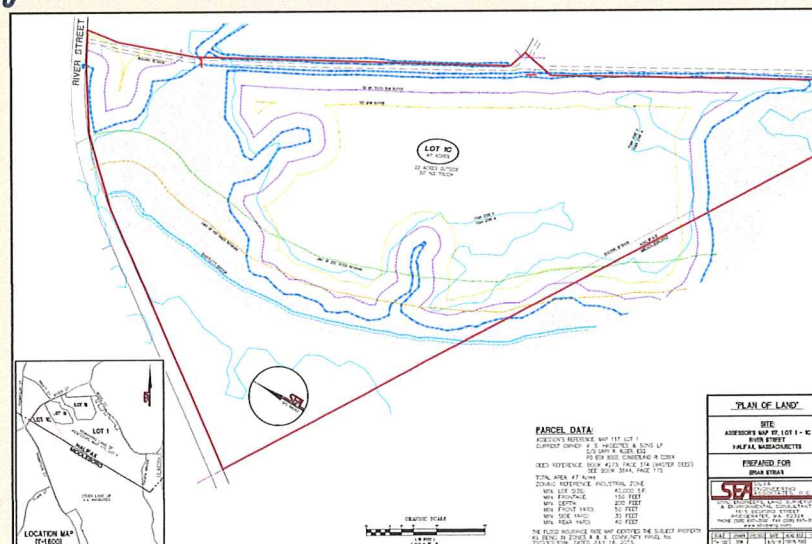


Higher price points result in less accessibility for less affluent communities.



### 3 Positive Impact on Community

- Seasonal operations: 6 months vs. a full year.
- Significantly lower startup and operational costs
- Sustainable for the environment
  - It's natural for plants to be outside
  - Cannabis is a sustainable crop due to natural propagation and aggregation that occurs in the soil.
- ~50 Job opportunities would be created
- Large season harvest are necessary in order to reduce the illicit market and bring down product pricing.





## 111 River St in Halifax is a properly zoned parcel of land for outdoor cultivation.



Bud's is seeking a Host Community Agreement to operate an Adult Use outdoor cultivation located at 111 River St on a 47-acre parcel of land.

The property is located in the industrial zone and the Town of Halifax allows Adult Use Marijuana cultivation Establishments by Special Permit from the Zoning Board within this zone.

The site is not located within 500 feet of a public or private primary or secondary school, state-licensed child-care facility, public library, public park or playground, or a similar facility in which minors commonly congregate. The premises will comply with all security requirements per 935 CMR 500.

## Bud's is proposing a 100,000 sq ft outdoor grow and a storage building for a phase 1 buildout.





*This project would bring many benefits to the town of Halifax and the state.*



#### **LOCAL JOBS & TRAINING**

Bud's anticipates it would need to hire approximately 50 full-time and part-time staff members. Careers will be well-paid with full benefits. In addition, the outdoor operation would create many other jobs across the entire state which would stimulate the local economy. (i.e.. Transportation jobs, product manufacturing jobs, research jobs etc.) Bud's will utilize local vendors and contractors to the extent possible.

#### **INCREASED MUNICIPAL REVENUE**

Through the Host Community Agreement, Halifax will receive annual tax revenue which can be directed towards community needs and offset any expenses incurred on the community by the business.

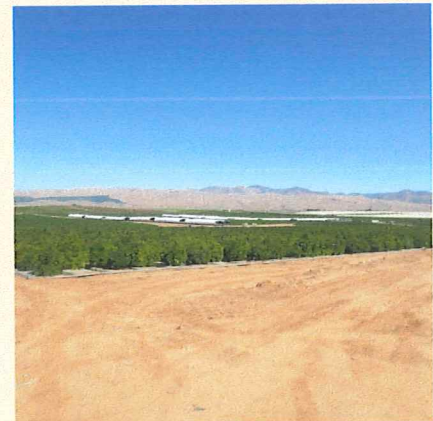
#### **Agricultural & Environmental Revitalization**

An outdoor cultivation would help restore the soil for agricultural use and would drastically reduce the environmental impact.

*Bud's anticipates by 2024 to harvest ~40,000 lbs in a single season, creating \$1.3m in revenue for Halifax.*



	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Harvest/Sq Ft.	100,000	300,000	600,000	600,000
Yield/Lb	5,739	17,218	34,436	34,436
Price/Lb	\$1,700	\$1,500	\$1,300	\$1,100
Total Revenue	\$9,756,300	\$25,827,000	\$44,766,800	\$37,879,600
HCA Impact Fee	\$292,689	\$774,810	\$1,343,004	\$1,136,388



*Anticipated Harvest: ~5740lbs per 100,000 sq ft*



*Bud's has the right team of experienced large scale outdoor operators to deliver on this project.*



*Outdoor Cultivation in California*

*Bud's will implement a state-of-the-art security system on site.*



Above all else, *Bud's* prioritizes the safety of our customers, staff, and the surrounding community. Facility design, operational protocol, and modifications to day-to-day procedures are developed with security at the forefront.

The Cannabis Control Commission has promulgated strict security requirements. To ensure that we meet and exceed their requirements, *Bud's* has engaged Platinum Security, a best-in-class security and alarm company, to design, install, monitor, and continually test our security infrastructure and protocol.

Physical alarm systems will include perimeter alarms surrounding the entire property; 360 degree exterior HD video surveillance encompassing all areas that contain marijuana; night vision recording; failure notification systems; and redundant alarm systems which will remain operational even in the instance of power outage.



## *Security features will incorporate a number of techniques to ensure 24/7 security.*



Perimeter fence with privacy slats, and access-controlled gates.

Dozens of high-definition cameras surveil the premises and entire perimeter.

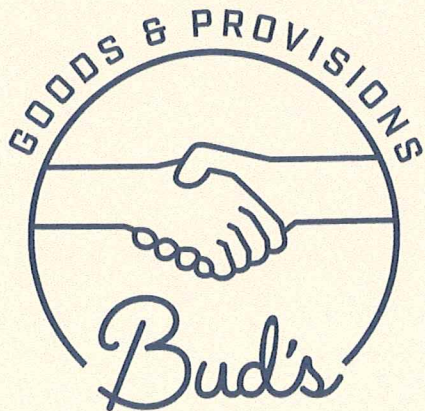
Video footage will be monitored 24/7 in real time by offsite security professionals.

Camera footage will be backed up and stored for 90+ days for reference in the event of an incident.

All shipments of cannabis products will be done with highly secure vehicles monitored by security professionals, and tracked by Metrc.

*Bud's* will make our security footage available to the Cannabis Control Commission and the Halifax Police Department at any time upon request.

All agents and visitors will be required to visibly display an ID badge, and *Bud's* will maintain a current list of individuals with access.



## Appendix





*Alexander Mazin*  
*President/CEO*



Alex is a native from Worcester, MA who first became involved in the cannabis industry in 2014. He is the founder of Lifegrabber LLC, one of the largest silicone accessory companies in the vaporizer device industry. Products are sold across all 50 states in the US, in Canada and in Europe under the brand name VaprCase.

In 2016, he founded Bud's G&P and was awarded a Provisional License from the MA Department of Health. He is a principal member with the Commonwealth Dispensary Association (CDA) and his mission is to build the first recognizable East Coast cannabis brand across the US.

Prior to getting into the cannabis industry, Alex has had nearly a decade of strategic management consulting experience in the life sciences industry for a top - tier consulting firm and Fortune 100 company.

He was raised in Worcester, MA and is a graduate of Babson College with a Bachelor of Science (B.S.) in Entrepreneurship and Strategic Management.



*Nellie Israel*  
*Treasurer/Secretary*



Nellie Israel has over a decade of experience in wealth management, real estate and banking. In addition, she has over seven (7) years of residential and commercial mortgage experience working for a major international bank. During her time, she has originated and spearheaded a residential mortgage lending platform created to accommodate high net worth clients which is still used today.

Nellie studied in Boston, MA where she graduated on the fast track program from Northeastern University with a Bachelors of Science in Business.

Upon being diagnosed with an autoimmune disease in 2013 and being concerned with limited treatment options, she began researching alternative treatments and medicines where she discovered and learned about the endocannabinoid system.





*Greg Czarnowski*  
VP of Community Relations



Greg Czarnowski has 40 years of experience building corporate brands in both B2B and B2C markets. He has been a corporate identity and market image specialist since 1978 and over the past 5+ years he has dedicated his focus on the Massachusetts marijuana marketplace.

Greg began in the Cannabis industry working for one of the largest purveyors of marijuana in Massachusetts, where he handled community outreach efforts. Greg has worked with the town of Lowell, Greenfield, North Attleborough and the cities of Boston and Worcester to help with the implementation of their marijuana programs.

Greg was born and raised in Weston, MA and currently lives on the street that he grew up on. He graduated with a AB in English from Hamilton College and earned a Masters In Education from Northeastern University where he also taught for 15 years.



*Benjamin Nadolny*  
VP of Operations/Cultivation



Ben's career began as a Sous Chef for King Estate Winery, Oregon's largest and most successful winery. In 2012 Ben took over as Executive Chef of King Estate after building one of the largest local food restaurant inventories in the state of Oregon. While serving as Executive Chef, Ben managed a team of over 100 people day to day.

Ben founded Fox Hollow Flora in 2013 with a focus of providing patients with the highest quality medical marijuana. Since its founding, Ben has expanded the business and now supplies over a dozen marijuana dispensaries. Today, Fox Hollow Flora operates a state-of-the-art marijuana cultivation site totaling over 20,000 sq. ft.

Prior to his career in the marijuana industry, Ben graduated with a Bachelor's degree from the University of Oregon in 2007.



## FAQs



**1) How long is a typical single season harvest?**

Plants go outdoors in May, and flowers are harvested in October.

**2) How many vehicles will be coming in and out of the facility daily?**

November-March: very few (2 or 3 vehicles).

April-October: Small workforce, and sporadic vendor deliveries (6-8 vehicles).

October: Temporary, 2 week increased workforce to manage successful harvest  
(10-12 vehicles).

**3) What revenues/benefits will be provided to the town by this facility?**

In addition to the HCA, We are creating job opportunities and paying property taxes that ultimately benefit Halifax.

**4) How will nearby property values be affected?**

They won't. If anything having a revenue property will increase value in Halifax.

## FAQs Continued...



**5) How will you give employment preference to Halifax residents?**

Because we are a seasonal farmstead operation, we will rely heavily on a workforce local to Halifax, therefore, job postings will be centered around Halifax via the local newspapers and websites.

**6) How will security be provided and how much additional coverage will be required by the police department?**

Security measures will include: Perimeter fencing, high-definition cameras, recorded footage, alarm equipped controls, 24/7 remote surveillance. We will only use what is required by the town and the CCC for local police presence.

**7) What will the impact on local wildlife be?**

We are a No Spray farm, not just by ethical practices but also by state regulations. Our operations will not affect local watersheds and resources.