

Community Gardens

Working with Mansfield to create a growing
community



We grow empowered communities!



We Want to Build a Strong Community

75% or more of our staff will fit into one or more of the EE categories

Everyone who has lived in Mansfield for 5 of the last 10 years qualifies

50 full time jobs averaging over \$50,000 with benefits and 1% profit sharing

1% of profits goes to charity, with preference going to our host communities
establish 501(c)3

Community Benefits



Community Gardens will offer several benefits to the host and disproportionately impacted communities members.

The project ultimately offers the creation of approximately 50 permanent full-time and part-time jobs. These positions include managerial, administrative, marketing, research, security, cultivation, packaging and processing opportunities. This project has a positive environmental and aesthetic impact on the Mansfield community at 500 School st.

As a local organization, we want to give back to the community, 1% of our profits will go to local Charities and 1% of profits go to our staff. We will prioritize hiring of qualified host, veteran, and disproportionately impacted community members to work within our facility. We will provide a living wage and competitive benefits package for our workers. Priority hiring for positions that are not filled within the host community will be given to people living in one of the states defined 29 communities of disproportionate impact whenever possible. All full-time employees will receive profit sharing bonuses, medical, vision, and dental insurance coverage. A retirement program consisting of a 401(k) savings plan will be available to all regular employees who have completed six months of employment.

Community Gardens is deeply committed to staff education, training and promoting employees from within. This will ultimately lead to individuals from host community and other disproportionately impacted communities becoming industry leaders in the future.

We will work in a good faith, legal and non-discriminatory manner to hire local vendors, suppliers, contractors and builders from the host community and communities of disproportionate impact.

Why is This the Right Time?

Massachusetts in having a “Goldilocks” moment

High barriers to entry

Highest pricing in the US

Perfect market to build a sustainable brand

Towns have limited time to collect on Host Community Agreements





Why is Community Gardens a safe bet?

Our team has a proven track record of excelling in demanding highly regulated businesses in the private and public sectors.

We have an Economic Empowerment License granting us priority status and reduced fees at the state level.

We have a commitment from the Cannabis Control Commission to support our licensing.

We have been living in Mass for a minimum of 20 years, we're not going to take our profits back to CO or CA. We are here for a long term relationship.



Growing together

We expect to introduce over \$1,000,000 into the town's economy in wages

Training staff the skills needed to move upward in the organization and become the leaders of the future in the expanding vertical farming industry

Support the expansion of community based charities

Major contributions to municipal electrical distributions

Significant contribution to Mansfield's tax revenue

Support local businesses with first opportunity of commerce

Safety



We will work closely with the Police and Fire departments to ensure their comfort and our compliance to regulations.

We will have multiple levels of security to stop both external and internal theft.

24 hour, 365 day camera surveillance of the inside and outside of our facility will be kept and shared with local authorities upon request.

Independent security review of all of our systems daily, thirty, sixty and ninety day internal audits.

We are working with a local retired law enforcement owned firm who has numerous cannabis facilities under their support without issue.

Security Services-ECM Security, Inc.

F. Mitchell Suzan Jr., President & Owner of ECM Security Inc.

Key and access control

Camera and Security Surveillance and Audits

Interior Security Safeguarding

Exterior Security Safeguarding

Emergency Response and Procedures



Business Models

78,000 SF indoor cultivation facility including extraction and kitchen in an integrated manufacturing building

Wholesaling premium flower, vape oil, concentrate, and edibles under our brand

Initial sales via 3rd party retail, then open branded stores in surrounding towns and EE opportunity zones

Our Team





Founding Partners

Matt Pavini - Extensive background in empowering individuals with disabilities running group living homes for several organizations

Marcus Upshaw - North Eastern School of Cannabis graduate, Experienced in foodservice and traditional workplace environments

John LaForest - Has been in quality control and management for national supermarket chains and a medical billing specialist



Doug Rhodes RN

25+ years in operational management in healthcare and culinary fields

Previous experience in the legal Massachusetts cannabis market and large scale hemp and cannabis production nationally

Opened and operated facilities with Legal Seafoods, Harvard, RISD, U of W, Seattle Seahawks

Lean manufacturing I & II, HACCP, ISO-9000 and GMP facility management experience

Leadership roles at Massachusetts Department of Health, Signature Healthcare, and Advocates Healthcare

Steve Chorney - 20+ years Military and Private sector Project and Construction Management



Highly decorated Marine, 3 tours of duty overseas with 1st Fleet Anti Terrorism Security Team and 1st Battalion 8th Marines

Highly trained security expert with SECRET clearance Munitions systems inventory and supply chain management for Deployed Anti Terrorism Team in response to terrorist attack of Uss Cole in Aden, Yemen

Coordination of security of embassy and all US interests in Aden, Yemen

Invasion and occupation of Mosul, Iraq at leadership levels

16 years of successful owner/operator construction management

Over 150 structural building projects completed with Dennis Colwell Architects with 100% building inspection approval

Licensed Builder, with existing relationships within the building community and evolving building code

International Brazilian Jiu Jitsu martial artist with decades of coaching experience, bringing out the best in his teammates and students

Aaron Johnson



Cultivation Director with 25 years of experience in Humboldt, CA

Experience working with 100,000 SF of cannabis canopy in multiple facility

Awarded 1 of 10 initial California annual licenses

Well established boutique cannabis made at manufacturing scale

Demonstrated ability to pass all state regulations, including knowledge and safety of mold, pesticides, heavy metals, and foreign substances



Dennis M Colwell, Jr. RA

Principal of Dennis Colwell Architects, Inc. (DCA) located in Foxborough, MA.

National Council of Architectural Registration Boards (NCARB) certified and licensed in AZ, CT, DC, FL, GA, IL, IN, ME, MD, MA, MI, MN, NH, NJ, OK, PN, RI, TX, VI, WV

Designed cannabis projects totaling over 1 million square feet of cultivation and dispensary nationally

Completed design work on the first recreational dispensary to open in Massachusetts (Northampton) as well as the first to open in the Greater Boston Area (Brookline)



F. Mitchell Suzan, Jr.

30 years of emergency response experience

School Resource Officer and liaison between the Mattapoisett Police Department and high school

SEMLEC Special Weapons Tactics Team (SWAT)

Military Police Investigator (MPI) US Army

ALICE Training: proactive response to a man-made threat, introduce and integrated the program into schools and businesses



Advisors

Frank Zaino - Licenced electrical engineer with years of experience in the cannabis industry. His projects total over 1.4 million SF of dispensaries, cultivation facilities, and extraction facilities across the United States

Nadir Pearson - Social media expert, Founder of SMART (Student Marijuana Alliance for Research & Transparency), High Times Magazine, Herb, Forbes magazine “Under 30 Scholar” and Brown University Alumni

Next Steps

We are open to questions

