

Carlos, Minnesota City Council presentation. This document is a foundational "one-sheet" from which you can build a complete packet.

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## **A Proposed Cannabis Micro-Business for the City of Carlos, MN**

Presented by: Joshua Sinning

A Local Resident & Business Owner

In Partnership with: Stephen Gieder

A California-based Cannabis Industry Veteran & Community Leader

**Proposed Business Entity: Ganjery Distribution LLC**

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## **Our Vision for Carlos**

Good afternoon, members of the City Council. My name is Joshua Sinning, and I am a proud resident and business owner in this community. I am here today to present a business and operations plan for a licensed cannabis micro-business that we believe will be a positive addition to our city's future.

We are proposing to operate a cultivation and manufacturing facility at **217 Main Avenue**, a property I own. This 3,800-square-foot, mixed-use commercial space is currently a painting shop. The building's open-floor plan and two-level structure (street and basement) are well-suited for our operations and would require very little in the way of major renovations to become fully compliant with all city, county, and state regulations.

Our business, Ganjery Distribution LLC, intends to apply for a cannabis micro-business license in the state of Minnesota, with the intention of cultivating and manufacturing premium cannabis products right here in Carlos. The products we produce will be distributed for sale through our own dispensary, which we plan to open in a separate location, as well as through other licensed dispensaries across the state.

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## **A Partnership Built on Local Roots & Extensive Experience**

This endeavor is a partnership between myself and Stephen Gieder, a seasoned professional with over 25 years of experience in California's regulated cannabis industry. Stephen is a community leader and the owner of a successful micro-business, two dispensaries, a distribution center, and a manufacturing facility in California. He is also the founder and promoter of Cannifest, a community-focused festival now in its 10th year that builds bridges and fosters positive social impact.

Stephen and I have been friends and partners for over 25 years, and we share a vision for creating a compliant and respected operation that benefits our community. Our business entity, Ganjery Distribution LLC, is formed specifically for this project, and we will be working

with a licensed holder in Minnesota to ensure all operations are in full compliance with state laws and guidelines.

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## Proposed Operations & Economic Impact

Our operational plan is designed to be efficient, compliant, and a source of significant economic benefit for Carlos.

- **Cultivation:** We plan to use approximately **2,500 square feet** of our building's total space for cultivation. Our license would allow for up to 5,000 square feet, giving us ample room for future expansion.
- **Production:** With this space, we project an annual production of **3 to 4 harvests**, yielding between **120 and 200 pounds** of premium craft cannabis per harvest. This translates to an annual production of **360 to 800 pounds**.
- **Wholesale Value:** We estimate the wholesale value of our product at approximately **\$1,700 per pound**. This gives us an annual wholesale revenue ranging from **\$612,000 to \$1.36 million**.

## Tax Revenue Calculation

Based on Minnesota's Office of Cannabis Management (OCM) tax program, a 10% gross receipts tax is levied on the retail sale of cannabis. The revenue from these sales is distributed among the state, counties, and local governments. While our operation will be cultivation and manufacturing, the products we sell to dispensaries will generate this tax revenue for the state.

Assuming a conservative retail markup, our annual production would generate between **\$122,400 and \$272,000** in total tax revenue for Minnesota. A portion of this revenue is dedicated to county and city governments, providing a direct and tangible economic benefit to the community of Carlos and Douglas County.

We are committed to operating as a responsible and compliant business, generating revenue for our community, and creating a positive economic ripple effect.

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Link to last listing from real estate

<https://www.edinarealty.com/commercial-real-estate-for-sale/217-main-avenue-carlos-mn-56319-6216580>

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## Suggestions for Your Complete Packet

To create a comprehensive packet for the City Council, we recommend including the following documents in addition to this overview:

- **Executive Summary:** A one-page document summarizing our business plan, key players, and financial projections.
- **Detailed Business Plan:** A more in-depth document covering market analysis, our operational plan, a project timeline, and our commitment to security and compliance.
- **Site Plan & Floor Plan:** Professional renderings or architectural drawings of the proposed layout for the cultivation and manufacturing spaces.
- **Resumes/Bios:** Detailed professional biographies for both Joshua Sinning and Stephen Gieder, highlighting their relevant experience and community involvement.
- **Letter of Intent:** A formal letter expressing our commitment to the project and our respect for the city's process.
- **Community Benefit Plan:** A document outlining our intentions for local hiring, community engagement, and supporting other local businesses.