



Town of Grand Lake

Board of Trustees

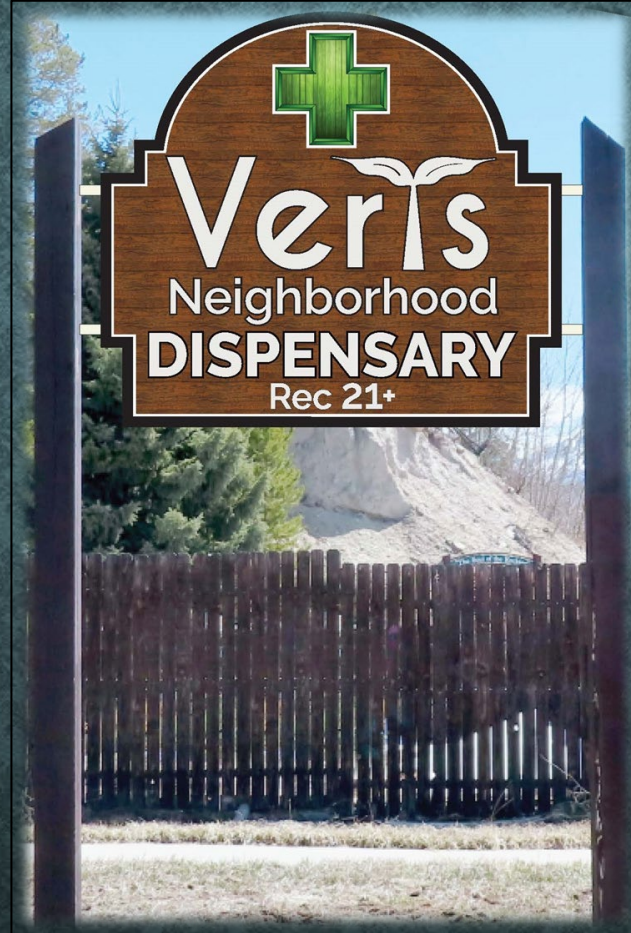
Aug. 12, 2024

11 YEARS IN COLORADO

- Friendly, neighborhood vibe
- Foster a sustainable, year-round local economy.
- We treat our team members like family and our customers like friends.
- We build community wherever we go:
 - CO 3x
 - MO 4x
 - MI 1x
 - IL 1x



525 GRAND AVE.



- Conditional Use Permit: ☒
- Sign Permit: ☒
- Business License: ☒
- Sales Tax License: ☒
- Parking Variance: In progress
- Building Permits: In progress
- Upgrades:
 - Electrical
 - Plumbing
 - Accessibility
 - Boardwalk & greenway
 - Parking surface
 - Tenant finishes

STATE APPROVALS

- Conditional License: ☒
- Licensed Premises: ☒
- Security Plan: ☒
- Financial Plan: ☒
- Ownership Structure: ☒
- Findings of Suitability: ☒

STATE OF COLORADO
DEPARTMENT OF REVENUE

**Marijuana
Enforcement Division**

**Regulated Marijuana
Conditional License**

VERTS GRAND LAKE, LLC

Verts Neighborhood Dispensary

525 Grand Avenue, Grand Lake, CO 80447
Retail Marijuana Store - 402R-01044
License Issue Date: 05/03/2024
License Valid Through: 05/03/2025

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, as amended. This conditional license is nontransferable and shall be conspicuously posted in the place above described.
This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 1697 Cole Blvd., Suite 200, Lakewood, CO 80401. In testimony whereof, I have hereunto set my hand.


Dominique Mendiola, Senior Director


Heidi Humphreys, Executive Director

Ownership Team





MANAGEMENT & OPERATIONS

- **Management** – Team includes three professionals with extensive business and cannabis industry experience.
 - Will also draw on existing staff/ownership expertise.
 - Will staff up to four full-time employees once retail sales scale up.
 - Positions will include a General Manager, Assistant Manager and two Budtenders.
- **Hours of operation** – Within 8am-10pm, seven days a week.
- **Core values:**
 - Customer service
 - Local hiring and career development
 - Community benefits
 - Compliance



MANAGEMENT & OPERATIONS

- **Trash removal** – As a retail facility with minimal waste production, Verts will utilize the Town's self-service Pay-As-You-Throw trash service.
- **Odor control** – As a retail facility with minimal odor production, Verts will use HEPA-Carbon air filtration and free-standing air scrubbers.
- **On-site consumption strictly prohibited**
- **Additional compliance:**
 - Signage
 - Indoor operations
 - Customer check-in procedures
- **Location management**
 - On-site monitoring
 - Video surveillance
 - Community liaison
 - Prohibition of loitering



COMMUNITY ENGAGEMENT PLAN

- **History of community involvement**
 - Open-door policy
 - Support of local food banks, animal shelters and toy drives
- **Staying attuned to community needs**
 - Active, outdoor lifestyles and environmental stewardship
 - Safe, clean and quiet neighborhoods
 - Family-friendly events
 - Building a sense of community and belonging, and encouraging volunteerism
- **Volunteer services**
 - Paid time off for employees
 - Hiking trail maintenance
 - Highway litter control
- **Donations**
 - CASA of Grand County
 - Grand County Pet Pals
- **In-kind giving**
 - School supplies, toy donations and canned food drive
- **Local hiring and sourcing**
- **Community liaison**