



Utopia Gardens, LLC

AU-R-001108

This entity qualifies for the Bronze level tier of
the Social Equity All-Star Program

UTOPIA GARDENS



**COMMUNITY LEADERSHIP, OUTREACH
& GOOD NEIGHBOR PLAN**

Utopia Gardens, LLC
6541 East Lafayette Street
Tax ID: 81-1039344
District 5 / Islandview Neighborhood

Good Neighbor Plan

Our Established History as a Good Neighbor in District 5 and The Islandview Neighborhood



Utopia Gardens is, in a word, a gem. In a City and community that values the arts, architecture and eclectic beauty, Utopia Gardens elevates the already charming and historic Islandview Neighborhood with its modern, clean and stunningly beautiful design that extends thoughtfully into and past its parking area to welcome guests and medical marijuana patients with a style that is at once relaxing and uplifting.



One of the very first licensed medical marijuana provisioning centers to open in Detroit in 2017, Utopia Gardens truly invested in both the property and the community and has been heavily involved in, and dedicated to, supporting Detroit and the District 5 Neighborhoods with significant donations of both time and financial support.



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Charitable Giving

Utopia Gardens has donated *in excess of \$50,000* over the past five (5) years to numerous charitable and community organizations, as shown below, and upon receiving a recreational adult use license, will be in a position to increase these donations substantially.

Charitable Donations

Federation of Youth Services		
Detroit Police Department (Youth Day)	\$	300.00
Detroit Police Department (35th Annual Night Out)	\$	500.00
Federation of Youth Services	\$	1,325.00
Detroit Police Chaplan Tia Davis-lost home in fire	\$	375.00
Empowerment Plan	\$	1,418.65
Great Faith Ministries (Bronze Award Donation)	\$	500.00
Detroit Police Department (Youth Day)	\$	100.00
Bees in the D	\$	1,093.00
Focus Hope	\$	4,000.00
Detroit Justice Center-Bail Project	\$	2,000.00
Literacy Center	\$	10,000.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	7,500.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	4,200.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	5,000.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	5,000.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	5,000.00
Detroit Police Department (Youth Day)	\$	300.00
Detroit Donates (Mary Sheffield Neighborhood Improver	\$	5,000.00
Homegrown Detroit Fund	\$	2,000.00
Bees in the D	\$	1,277.30
Homegrown Detroit Fund	\$	2,000.00
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Detroit Donates (Mary Sheffield Neighborhood Improver	\$	5,000.00
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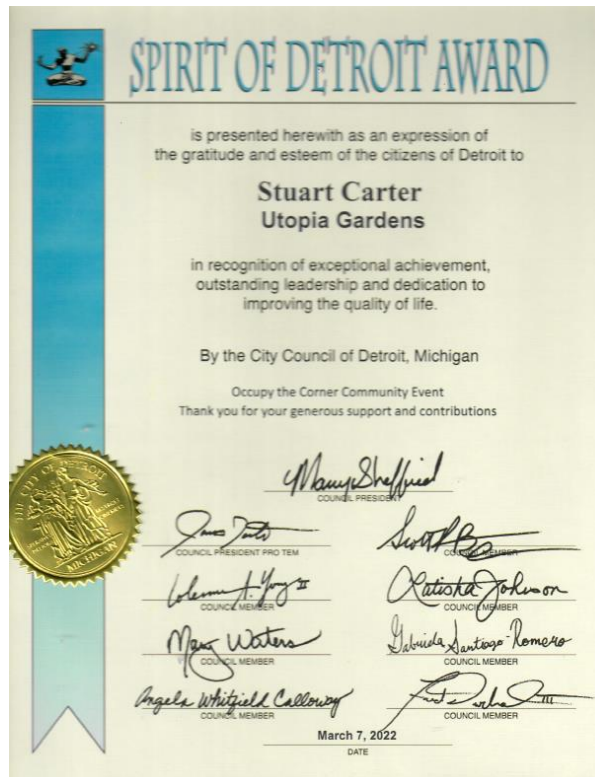
Owner and Detroit *Stuart Carter*

A proud resident of the City of Detroit, Stuart Carter has opened several other businesses the City, including a state-licensed cultivation facility and a state-licensed processing facility where he teaches residents how to grow and harvest medical marijuana. His future plans include creating a mentoring program for new and prospective cannabis industry business owners which would include in-house training programs, start-up advice, compliance, licensing and safe medical cannabis use. We have recently partnered with Blast Detroit.org to initiate a vocational training school for unemployed or underemployed residents, as the cannabis industry is well-known for paying living wages.



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In March 2022, Stuart was presented with the Spirit of Detroit Award for his work for, and generous support of, the Occupy the Corner Community Event.



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Our Employee Wage and Benefit Program

Our employees already make *well above the established living wage at \$20/ hour*, and we offer a full benefits package which includes paid vacation time, Blue Cross / Blue Shield medical benefit coverage with vision and dental. Securing a recreational adult use license will enable us to nearly double our current team of eighteen (18) full time employees, two-thirds of whom are Detroit residents. All of our team members are trained for upward advancement, and many are invited to join our management staff. Our fully integrated family of cannabis companies provides a fun, stable, diverse and welcoming environment.

We do not discriminate in our hiring practices in any way, and openly encourage applicants with past marijuana convictions to apply for positions with our team. We pledge and commits to continuing this practice, and to attempt to hire at least 30% of our otherwise qualified applicants who have past marijuana convictions.

We have attended every Homegrown Detroit job fair, and value Homegrown Detroit as a primary hiring source for our companies. We can easily commit to both hiring the majority of our employees from the City of Detroit and to continuing to pay a living wage.

Our Established History of Financial Commitment to the District 5 Neighborhoods



In addition to the numerous financial donations made over the years, Utopia Gardens has sponsored and hosted multiple community and charitable events designed to unite, strengthen and lift up the Islandview and surrounding neighborhoods.

Utopia has also been working with Member Sheffield and her District 5 staff to develop a recurring monthly neighborhood financial commitment of \$7,500 to area charities which will have the highest impact on the wellbeing of the residents and future of the District 5 neighborhoods.



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We also further commit to:

- Establishing a website for neighborhood improvement suggestions;
- Attending Islandview and surrounding neighborhood meetings;
- Continue to participate in the Michigan Ventures Pathway Program;
- Incentivizing our employees to volunteer in the surrounding community;
- Continuing to listen to and work with District 5 representatives regarding the charitable needs of the District 5 community.



Sourcing Our Goods and Services from Detroit

Utopia Gardens already sources the majority of our goods and services from the City of Detroit, including its wholesale marijuana and packaging from Detroit-based, licensed medical marijuana facilities. Our security company is based in Detroit and has a Detroit-based workforce. We look forward to continuing to build our Detroit, District 5 and Islandview vendor relationships, and we can easily commit to continuing to purchase the



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majority of our necessary goods and services from businesses located in the City of Detroit.

Our Social Equity Plan

Our Social Equity Plan is on file with the State of Michigan and on we will be posting this plan on the SOM website when licensed.

Annual Contributions to Detroit organizations and charities in our neighborhood, which exceed .25% of Utopia Gardens' gross revenue

Utopia Gardens has an established history of charitable works and involvement in Detroit and in District 5 neighborhoods. We pledge to make annual contributions to Detroit tax exempt organizations and to the Detroit social equity fund of at least .25% of Utopia Gardens' gross revenue. We look forward to partnering with the City of Detroit for the benefit of the City and its residents and communities for many years to come.



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Community Leadership and Outreach Plan

Our Community Outreach in Detroit District 5 and the Islandview Neighborhood



Utopia Gardens has been educating the surrounding community about the responsible, lawful and medical use of marijuana since it opened in 2017, and we pledge to continue to connect with the Islandview Neighborhood Association, the surrounding area, and District 5 community at large, to listen to the communities concerns, to educate and to partner with local community leaders to educate about teen drug use, the dangers of illicit, non-regulated drugs, and the responsible use of medicinal and recreational adult use marijuana.

Stuart Carter does not just own businesses in Detroit. He is a Detroiters and is proud to engage in the communities and neighborhoods around his businesses. Utopia Gardens has developed a strong presence in the District 5 communities and will continue to lead the community, to educate about the value and benefit of medicinal marijuana, whether or not it is prescribed, and to provide stable, living wage jobs and careers to fellow Detroiters.

Our Partnership with Donate Detroit

As the saying goes, a rising tide lifts all boats. It is our guiding principle to be present in our community so that Islandview and District 5 continue to be both a destination and a source of inspiration.

We are proud to commit time and financial resources to Donate Detroit, who, with the help of our District 5 staff, we have identified as the best local charity because of the money spent directly on home repair and improvement for our neighbors who are most in need. Part of our decision was based on the fact that not only does the money go directly to the Neighborhood, but the contractors are sourced from District 5 as well, increasing the impact of the donation substantially.



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We further pledge to continue to:

- ✓ Participate in charitable organizations and our Islandview Neighborhood association.
- ✓ Sponsor educational events, social equity opportunities and job fairs at our facility.
- ✓ Continue to solicit community feedback from our residents on how we can better serve and educate our neighborhood.
- ✓ Hold meetings, events and open houses to give our neighbors in the community the opportunity to ask questions, look around in a safe environment, and learn about the benefits of medical marijuana and the licensed and legal industry in a safe environment.
- ✓ Continue to volunteer in the Islandview neighborhood and District 5 in general and continue our partnerships with Detroit-based charitable organizations.

