

Centinario, Michael

From: Craig Hoffart <craig@doubleupwholesale.com>
Sent: Wednesday, September 10, 2025 2:21 PM
To: Centinario, Michael; Patrick Crawford; Russ Crawford
Cc: clwenterprises1@gmail.com
Subject: Re: Introduction & 300 W 83rd St Use Inquiry
Attachments: 300 W 83rd ST Bloomington MN Draft 1.0.pdf

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hello Mr. Centinario,

Sincerely apologize for the slight delay.

Attached is the information for the Development Review Committee (DRC) to consider for conditional use permit requirements.

Business Model Summary:

Full utilization of the building located at 300 W 83rd St Bloomington, MN would consist of the following.

Warehouse Cash and Carry (Green)

Separate electronic badged access. Warehouse Cash and Carry would be Double Up Wholesale

This is a cash and carry model similar to a Costco Business Center, however only open to business owners with the proper licensing to resale product. The approximate space of the shopping area is 6,500 sqft with a receiving dock and storage. The cash and carry model will offer products for customers to purchase off the shelf in addition to pickup and delivery orders. The product categories would be accessory items and compliant consumables sold to c-stores and smoke shops.

Customer Service / Call Center (Tan)

Separate electronic badged access. Call Center would be a Double Up Wholesale business

The customer service center would be a call out area to contact store owners and other subdistributors within the state of Minnesota as well as some compliant products being offered and shipped out of state. The call center will be setup to allow for 20-25 employees, equipped with a training center to provide best in class first hand knowledge to customers.

Hemp Low Dose and Adult Use Manufacturing (Blue)

Separate electronic badged access. Manufacturing would be a separate High Point Wholesale business. Approved license by the MN - OCM.

The manufacturing center will be setup to produce low dose hemp products as well as adult use. The line will consist of the following:

Beverage production and canning line
Gummy production line
Automated pre-roll flower equipment
Extraction Lab to produce concentrates

The facility would immediately pursue a GMP certification to provide the highest compliance and control for consumable product production.

Both the Double Up Wholesale Warehouse and High Point Wholesale will seek to certify for ISO9001:2015 compliance

Building Layout modifications

The moderate layout changes allows for maximum use of the building in not only meeting the needs of our business model however compliant with the latest statutes provided by the Office of Cannabis Management for Hemp Business In Minnesota in combining lower-potency hemp manufacture/distribution along with an adult use manufacturing /wholesale facility in one location however physically separated by controlled access so each distribution and wholesale business can remain independent.

Building Modification Summary

Warehouse Area (Green)

1. Northwest corner door modification from single to double door. This allows for easy entrance and exit for business owners to access the cash/carry warehouse to fulfill their retail location needs.
2. Removal of the 8'x16' 2 story storage unit in the northwest corner to allow for open space for fluid, easy multi-customer checkout stations.
3. Interior paint of the warehouse area. White walls / Black ceiling

Customer Service / Entry Area (Tan)

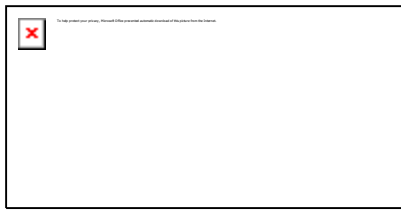
1. Electronic controlled badge access at the main front door and entrance into the warehouse area.
2. All other features of the entrance area require no other modifications for the marketing call center.
3. *Extend sidewalk.

Hemp Low Dose and Adult Use Manufacturing (Blue)

1. Close off the double door access on the west side of the treatment room.
2. Remove the wall that extends into the open space (wall currently in overhead door facing north space).
3. Place a wall, extending from the west section of treatment room to the customer service wall near the warehouse entry to separate businesses.
4. On new wall extension, place (fire open rated) double door, badge controlled accessed from warehouse to manufacturing area.
5. Create a functional dock door by adding a (Dockzilla like) platform
6. Install a separate double door entry/exit on the front of the building (*Extended side walk)

We remain optimistic that the building owner will find these moderate changes acceptable as we believe if these are made and the city accepts the CPU for the property, it will make a nice foundation for our overall business model.

Thank you so much for your consideration and support!



Craig Hoffart

Chief Growth Officer

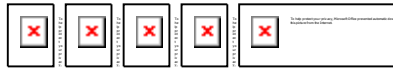
Double Up Wholesale, LLC

Phone: 701.228.6280

Email: Craig@doubleupwholesale.com

Website: doubleupwholesale.com

Address: Eagan, MN 55122



CONFIDENTIALITY NOTICE: This E-mail contains legally privileged and confidential information intended only for the individual or entity named within the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination or copying of this communication is prohibited. If this communication was received in error, please notify us by reply E-mail and delete the original message.

From: Centinario, Michael <mcentinario@BloomingtonMN.gov>

Sent: Wednesday, September 3, 2025 2:01 PM

To: Patrick Crawford <Patrick.Crawford@transwestern.com>; Russ Crawford <Russ.Crawford@transwestern.com>

Cc: Craig Hoffart <craig@doubleupwholesale.com>; clwenterprises1@gmail.com <clwenterprises1@gmail.com>

Subject: RE: Introduction & 300 W 83rd St Use Inquiry