

# PROJECT DESCRIPTION

## Conditional Use Permit Pre-Application

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### Project Overview

14,444 Confections, LLC ("Applicant") submits this project description in support of a Conditional Use Permit pre-application for a cannabis manufacturing facility located at 300 W 83<sup>rd</sup> St, Bloomington, MN 55420 (the "Facility"). The Applicant was awarded a Cannabis Processor License by the Minnesota Office of Cannabis Management ("OCM") pursuant to Minn. Stat. § 342 and intends to manufacture cannabis-infused edible products at the Facility.

The Applicant is the primary licensee driving this application. Two different entities — a lower-potency hemp edible wholesaler and a cannabis transporter — will co-occupy portions of the Facility under their own separate OCM licenses, as described further below. Each licensed area within the Facility will be physically separated by walls and partitions, with access control points ensuring that no unauthorized individual can access another licensee's space, consistent with applicable OCM regulations.

The Applicant also has a current contract with a nationally-recognized cannabinoid-infused edibles brand, Wyld, and is excited to bring this brand to Minnesota and locally for production in Bloomington. Wyld has a demonstrated track record of success across 18 states and Canada and Minnesota looks to be an exceptionally exciting market for the product assortment available.

### Site and Building Description

The Facility is an existing industrial building, totaling approximately 19,647 square feet on a 54,092 square foot parcel. The property is zoned General Industrial (I-3) and is proposed for use as a cannabis manufacturing facility. The Facility is divided into four distinct operational areas as reflected on the attached floor plan: (1) the THC/Cannabis Manufacturing area, occupied by 14,444 Confections, LLC under its OCM Cannabis Processor License; (2) the Hemp Storage and Distribution area, occupied by a second entity under its OCM Lower-Potency Hemp Edible Wholesaler License; (3) the Cannabis Transport area, occupied by a third entity under its OCM Cannabis Transporter License; and (4) a

shared common area accessible to all employees that includes bathrooms, breakrooms, and office space.

The cannabis manufacturing area encompasses approximately 5,000 square feet and is designed to accommodate a kitchen/production area, secure inventory storage, a packaging and labeling area, and a shipping and receiving area. The hemp storage and distribution area will be used exclusively by a separate licensee for warehousing and distribution of pre-packaged lower-potency hemp edible products. The transport area will be used by a third, separate licensee solely for vehicle staging, driver dispatch, and administrative functions associated with transporting cannabis products between OCM-licensed facilities.

### **Parking and Site Access**

The Applicant anticipates that existing parking on the property will be sufficient to meet all parking demand. No customer or retail traffic is associated with any of the three licensed uses, as all operations are wholesale and business-to-business in nature. The transport operation will require on-site vehicle staging for a fleet of transport vehicles, which will be accommodated within the designated transport area of the site or in a fenced exterior vehicle storage area adjacent to the Facility.

### **Floor Area Ratio**

The proposed use does not include any new building construction. The Applicant intends to utilize the existing building footprint and floor area. All interior improvements are limited to walls, partitions, access control infrastructure and equipment installation within the existing structure. The floor area ratio for the site will remain unchanged.

### **Anticipated Employment**

The Applicant anticipates employing approximately 18 individuals in Year 1 of operations, growing to approximately 30 individuals by Year 3. The workforce will consist of kitchen operations, packaging, inventory management, and product oversight. All employees will be required to undergo background checks through the Minnesota Bureau of Criminal Apprehension prior to hire, consistent with OCM regulations.

### **Anticipated Trip Generation**

Trip generation will be primarily driven by employee commutes and vendor deliveries of raw materials and packaging supplies. Based on projected employment of 18 to 30 employees for the manufacturing operation, employee-related trips are estimated at approximately 36 to 60 vehicle trips per day (assuming a standard commute in/out pattern). Delivery traffic associated with incoming raw

materials (cannabinoid distillate, raw ingredients, and packaging supplies) from OCM licensees and outbound finished product shipments to OCM licensees is expected to be modest given the nature of the manufacturing process. Overall, the proposed use is consistent with low-to-moderate trip generation typical of light industrial and warehouse facilities.

### **Building Materials and Construction**

The Facility is an existing commercial/industrial building, and the Applicant does not propose any exterior construction or structural modifications. Interior improvements will include the installation of partition walls to segregate the three licensed areas, commercial-grade access-controlled doors at all restricted-area entry points, upgraded HVAC and odor mitigation systems, and installation of security and surveillance infrastructure to comply with the OCM's regulations. Exterior improvements may include adequate lighting around all perimeter entry points and vehicle staging areas as required by OCM regulations.

### **Security Plan**

The Facility will be protected by a comprehensive, multi-layered security program that complies with OCM regulations. The Facility will be equipped with commercial-grade doors and locks, high-security door contacts, and motion sensors at all entry points. All access to restricted licensed areas will be controlled by electronically keyed doors, with each employee issued a role-specific keycard that logs every entry and exit. Visitors — including vendors and contractors — must present government-issued identification, sign a visitor log, and be accompanied by an authorized employee at all times.

The Facility's video surveillance system will feature fixed cameras covering all entrances, exits, operational areas, the perimeter, transport vehicle loading/unloading zones, and all restricted access areas. An alarm system — including motion detectors and silent panic alarms — will be professionally monitored 24 hours per day, 7 days per week by a licensed security company. In the event of a power outage, the surveillance system is equipped with auxiliary power capable of sustaining operations for at least 48 hours, and all electronically secured doors include backup systems to prevent unauthorized unlocking during an outage. All security systems will be inspected every 30 days, with a failure notification system alerting designated security personnel within five minutes of any system interruption.

Cannabis product and cash inventory will be stored in a restricted-access area within the Facility, protected by electronic keycards and under constant video surveillance. Each cannabis product will be assigned a unique RFID tag, and all inventory movements will be tracked through the OCM's statewide monitoring system, providing a complete chain of custody from receipt of raw materials through manufacturing, packaging, and outbound transfer.