

# Piffington Inc. Craft Grower & Infuser

Presentation to the Pullman Civic Organization

September 9, 2020



# Piffington Inc. has applied to the State of Illinois to operate as a cannabis craft grower & infuser



- Piffington has applied for an Illinois cannabis craft grower and infuser license pursuant to the Cannabis Regulation & Tax Act, 410 ILCS 705
- Up to 40 licenses will be awarded; Piffington awaits a decision from the State of Illinois
- Piffington proposes to grow a variety of cannabis strains to create a range of products
- Cultivation will be accomplished indoors in a tightly controlled, high tech process
- Cannabis products will be sold to dispensing organizations only; Piffington will not sell to end users/consumers



# Piffington Inc. was incorporated in 2019: two owners, self funded

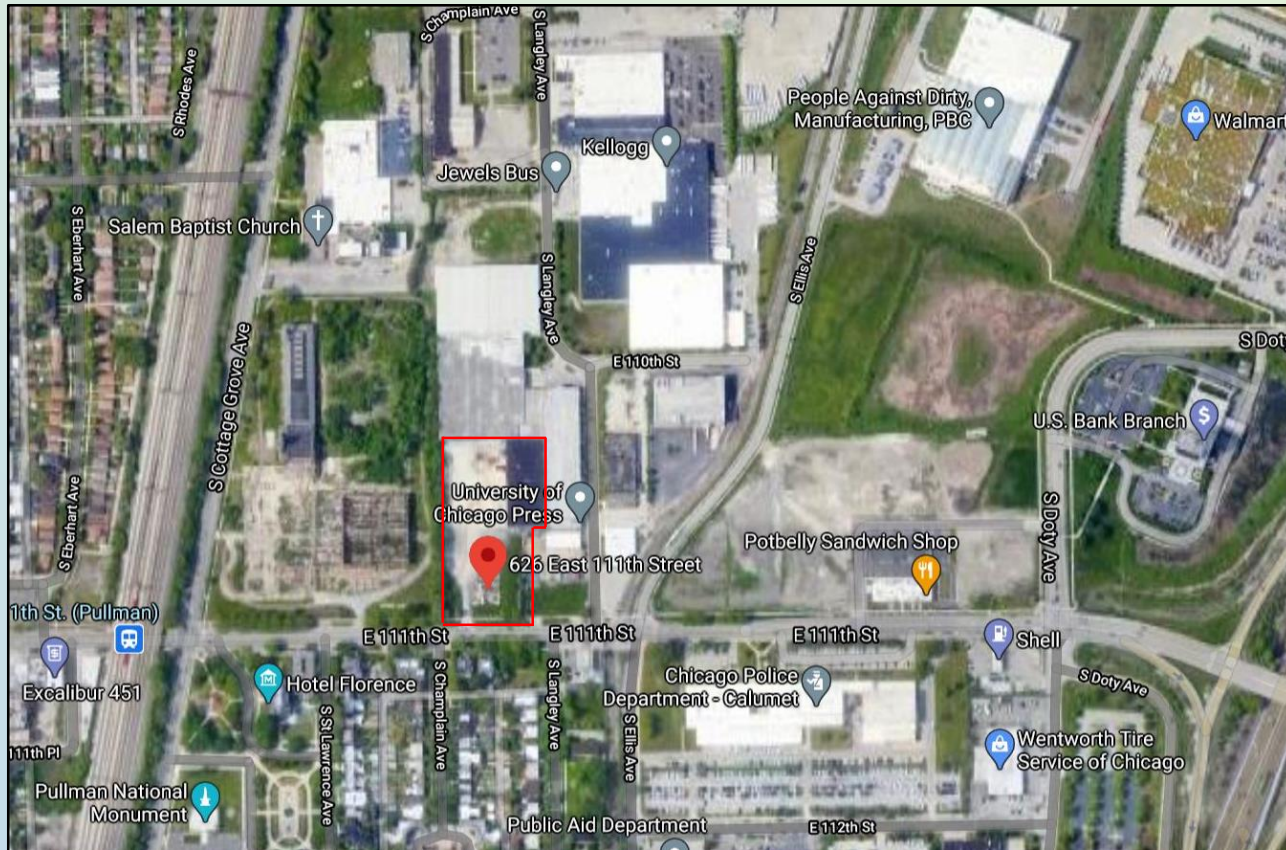
- Jose Gonzalez (Hispanic) owns 52%

- Successful entrepreneur
  - Founder, President and sole owner of Speedy Gonzalez Landscaping, an MBE business certified by the City of Chicago
- Accreditation
  - Member of the Local 150 Operating Engineers Union
  - Chicago Sun-Times “30 Under 30”
- Morgan Park Academy (Chicago)

- Randall Hampton (African American) owns 48%

- Works for E. King Construction Co.
- Personal assistant to a highly successful NBA basketball player
- Consultant to Adidas
  - Advise design and marketing for sub-brand shoes and apparel
  - Assist marketing and promotion in the China market
- Extensive experience in community involvement, including youth athletics; committed to a living wage, diverse workforce, and hiring from the local community
- Tyler Junior College (Tyler TX), Laramie County Community College (Cheyenne WY), Simeon Career Academy (CPS Chicago)

# The site is presently used for industrial and construction storage



## Near...

- Pullman National Monument
- Pullman Park
- Pullman Farmer's Market
- Pullman Urban Gardens
- Pullman Gateway Garden
- Walmart Supercenter
- Kellogg's plant
- Chicago Police Department
- Harborside International Golf Center

# Accessible by 111<sup>th</sup> Street, the site will be transformed into a high-tech growing center



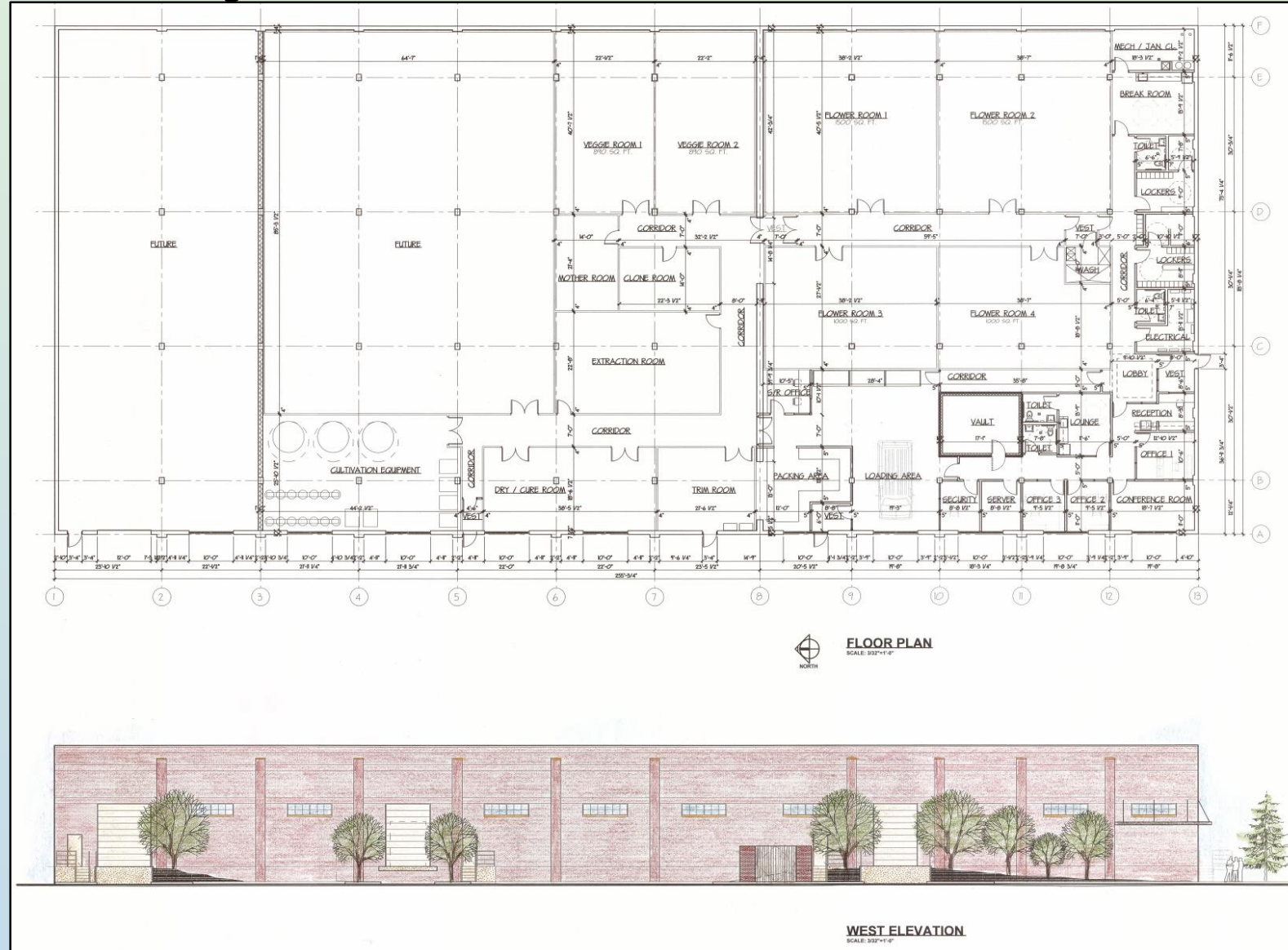
## Site characteristics...

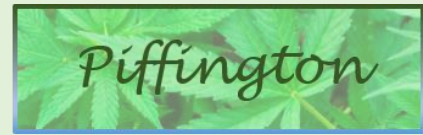
- 29,000 sf building in the NE corner of the site
- \$3M in building improvements, in addition to \$300K recently spent for a new roof
- Outdoor improvements:
  - Painting
  - Improved drainage
  - Wrought iron fencing 8 ft high
  - Striping
  - Berms
  - Extensive landscaping
- Security cameras
- Parking for 43 cars



Looking north from 111<sup>th</sup> Street, the extensive use of trees, shrubs, grasses, berms and lighting will provide passers by with the visual queues of modern urban agriculture

# Extensive internal building improvements and west façade





Start-up timetable (based on 7/1/2020 start),  
leading to a perpetual harvest system of a steady  
continuous output

- **Phase I:** facility construction & renovation (July – Nov 2020) – planning, site work, foundations, superstructure, façade, interior construction, commissioning
- **Phase II:** hiring, staffing, training, experience, health & safety (July – Nov)
- **Phase III:** start seeds and isolate mother plants (Dec)
- **Phase IV:** create the first round of plant stock with clones (Jan 2021)
- **Phase V:** begin the first full vegetation cycle of perpetual harvest system (Feb – Mar)
- **Phase VI:** begin the first full flower cycle of perpetual harvest system (Mar – Apr)
- **Phase VII:** begin the first full harvest cycle of perpetual harvest system (May – Jun)
- **Phase VIII:** fully operational (Jun – July 2021)

# Piffington hiring plan

- Piffington will operate with 4 principal officers
- 23 – 26 full-time equivalent employees
- 24-hour security will be provided by Silver Star Protection Group

# Piffington business hours

- Monday – Saturday 8am – 6pm
- Sunday 9am – 3pm

# Production goals

- The goal is to achieve 8 cycles of the perpetual harvest system per year
- Estimate 2,760 lbs. per year for the facility
- Expectation of 345 lbs. per cycle

A diverse array of products will be offered, from powerful, sedating strains to uplifting strains

- Product profiles will be based on the latest scientific data and the existing Illinois medical cannabis market
- Profiles will include strains of raw flower that have been identified as:
  - Desirable
  - Effective

# Pest control pledge

- Establishing and maintaining a pest control log that includes dates of inspection and steps taken to eliminate any problems
- Using window screens, screen doors, and weather stripping for doors, air fans at doorway, and keeping exterior doors closed when not in use
- Storing waste products in an outside location that is secure and impenetrable
- Removing old, unused equipment from the facility
- Maintaining the exterior surrounding grounds in a manner that will control pest harborage
- Cleaning up spills and debris in a timely manner
- Using pesticides, traps, bait, and chemicals that are acceptable for use in a cannabis cultivation facility and that will not contaminate cannabis
- Ensuring chemical controls are applied by a licensed pest control operator and according to local regulations
- Maintaining a map to identify by numbered locations all rodent traps and bait boxes used both inside and outside the facility

# Waste disposal pledge

- Trash and other waste will be kept in durable, cleanable, insect and rodent-proof containers that neither leak nor absorb liquids. Trash receptacles will feature closing tops and will be lined with plastic trash bags to further limit leaking and contamination
- Workstations will have a garbage receptacle nearby to limit the movement of waste through the processing areas
- Garbage and recycling will be removed as needed to prevent the build-up of waste and litter in the extraction lab and kitchen
- Outdoor dumpster will be kept closed; the area surrounding it will be neat and tidy to limit infestation by rodents and other animals
- No trash bags will be stored outside the dumpster at any time
- All cannabis plant material will be disposed of according to the Waste Disposal Procedures found in the *Cultivation Operations Manual*

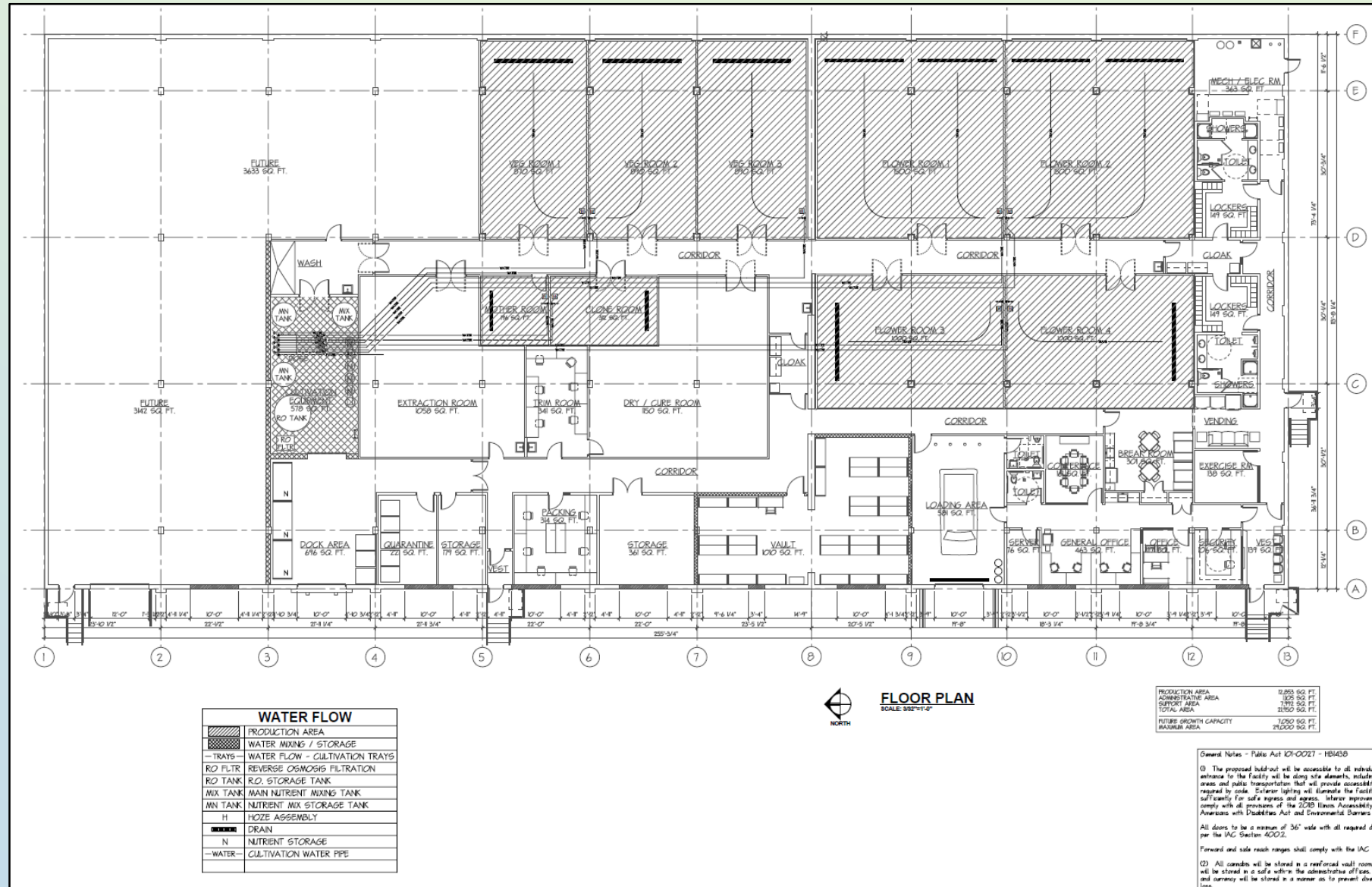
# Sanitation pledge

Description	Schedule
Facility	Cleaned and sanitized each night before closing
Entire facility	Thoroughly cleaned and disinfected weekly
Interior and exterior walls	Disinfected daily
Air conditioning and heating vents	Cleaned quarterly and maintained on schedule
Extraction and kitchen equipment	Maintained and repaired as needed
Deep cleaning entire facility	Saturdays and Sundays

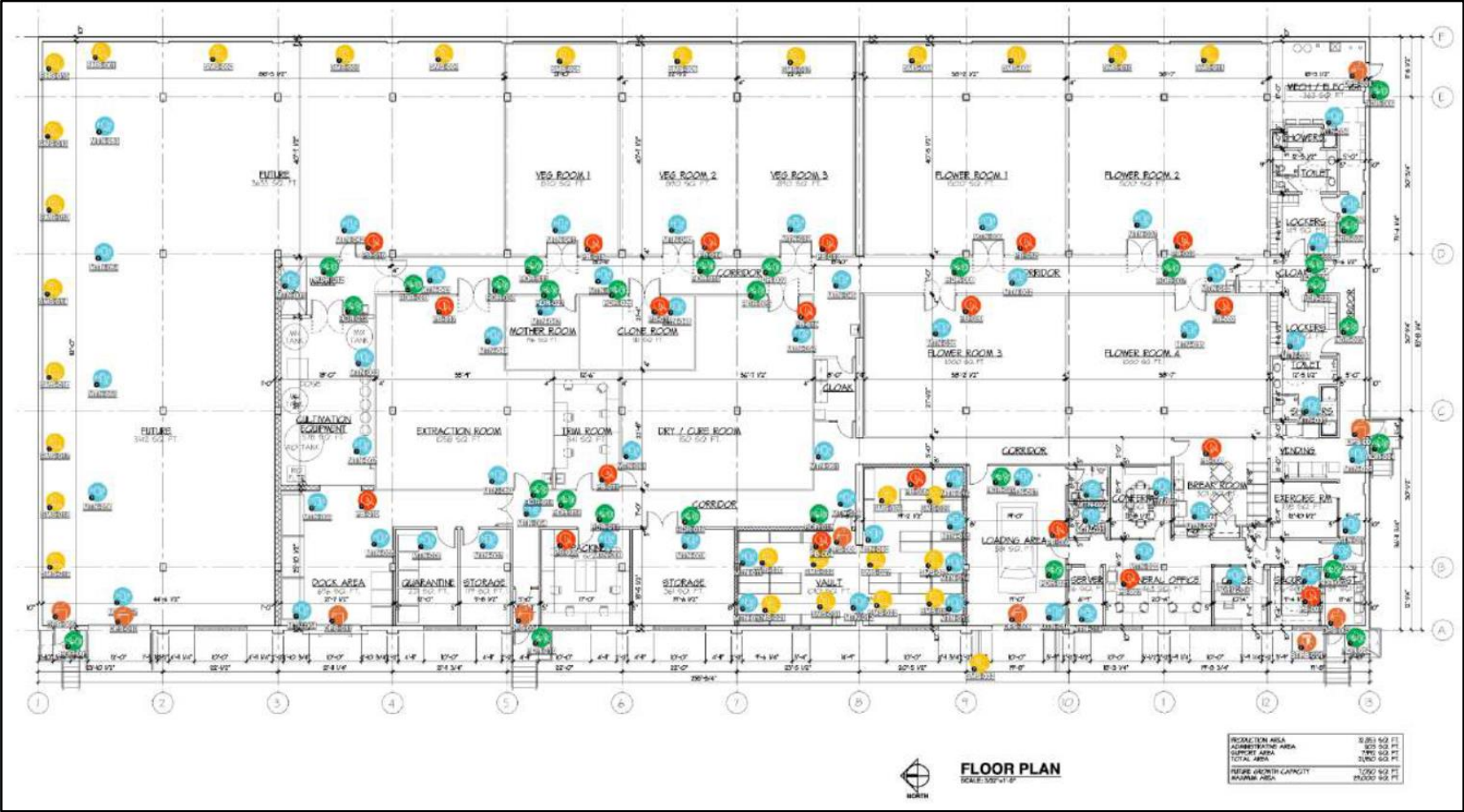
# Piffington will operate within strict cleanliness, safety & sanitation guidelines

- All staff to enter through a locker area and outfit themselves in scrubs and PPE
- Employees will wear the designated company uniform, including footwear that is worn in restricted access areas

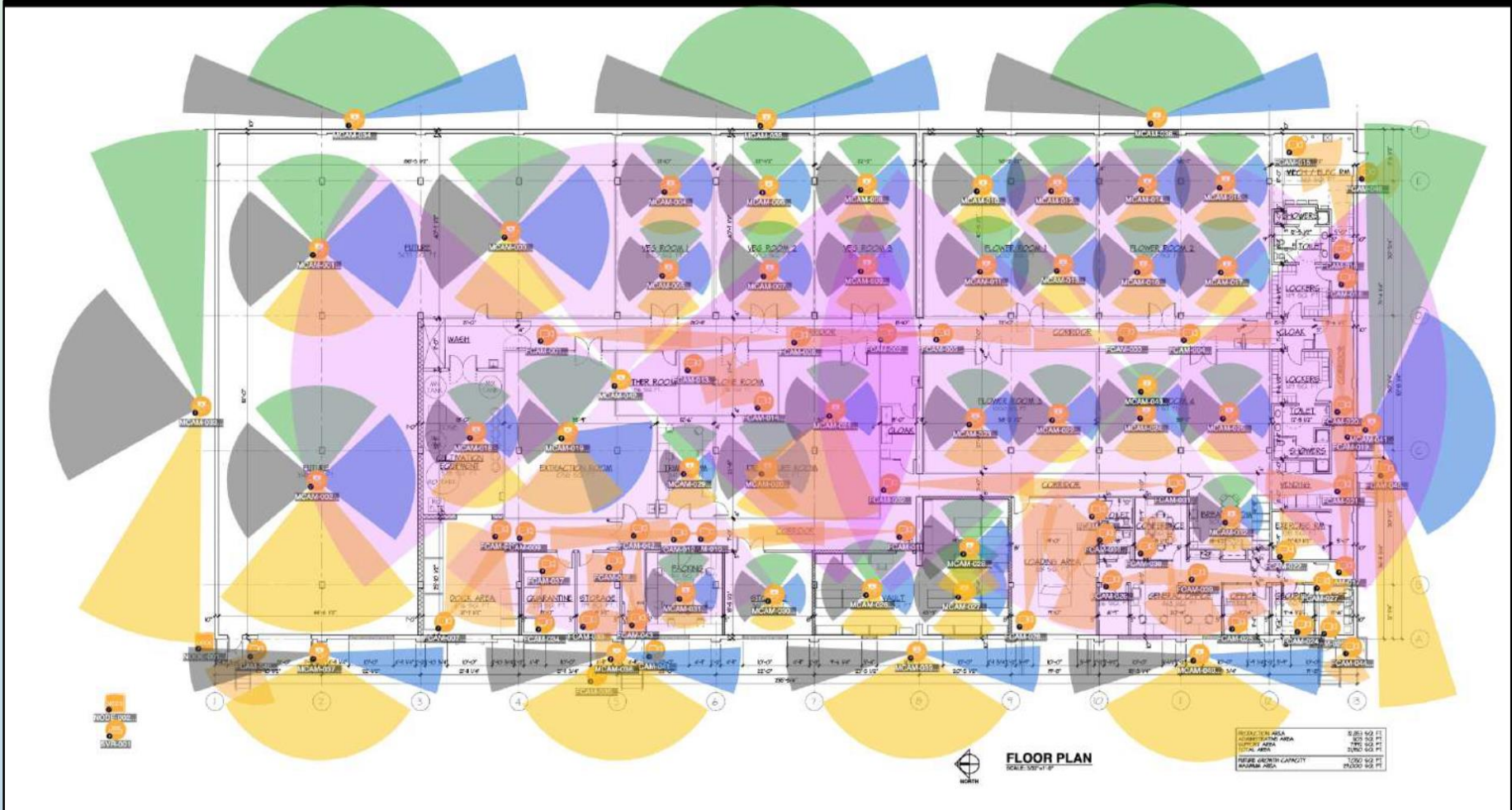
# Production process



# Security plan: camera locations



# Security plan: camera coverage





# Piffington will be a good addition to the local community

- Transform today's industrial storage facility into a modern, high tech urban agricultural and cultivation center
- \$3.5M in investments (self funded) will convert an existing building and site into a new and exciting business
- Extensive landscaping and wrought iron fencing will greatly enhance visual appeal
- Operations will be clean, tightly controlled, and highly secure
- Piffington will operate perpetually, shipping small quantities of products to dispensing organizations, never selling to consumers