

Transcript—1407 S. Carrollton—Zoom CCA meeting with John Davis—6-18-2025

(Length, about 1 hour, 9 mins.)

[REDACTED]

RICH ARNOLD, PRESIDENT, CCA: Now that we've got everybody, welcome. I'm just going to give a very brief introduction and pass it over to John. So basically what happened was we saw the article in the *Times-Picayune* about the dispensary on Carrollton and I noticed that John mentioned in the article that he wanted to—that he was looking forward to interacting with residents and answering their questions and concerns. And I said, "Well, that sounds like a good idea." And I reached out to John; and he agreed to come on and do this. So thank you for your time, John. We're going to go ahead and pass it over to you. So for everyone else's knowledge, I did get some—solicit some questions in advance from a lot of neighbors and put them together and sent them to John. So he's going to try to address all of those now, but we will have Q&A at the end of the meeting. So if there are any questions that remain or follow-ups, then please save them for that Q&A session at the end. OK, thank you.

JOHN DAVIS, PRESIDENT, GOOD DAY FARM LOUISIANA, LLC: Thank you and—and thank you for including me in this call, too. I want to thank Stephanie Riegel, the reporter with the *Picayune* who put us together; and thank you, Rich and Paul, for the different emails and for coordinating this. What I did was—I took the questions—and thank you for organizing them. And then I just thought about creating a PowerPoint. I'm going to go ahead and share my screen; and we can go through that. I think it's about ten or fifteen minutes, depending upon how slow or fast I talk. And then—happy to answer any questions that I might have spurred on or overlooked. So let me share my screen. Bear with me here. Let's see. There we go. Can you see that screen?

ARNOLD: Not yet on my end, but I do have sharing enabled, so you should be able to do it

DAVIS: OK.

ARNOLD: There we go.

DAVIS: OK, good and—there we go. Now it takes up the full screen, just to be sure.

ARNOLD: Yes.

DAVIS: OK, good, good. So the name of the dispensary is NOLA Cannabis Company. And just a brief background—I don't know if Rich shared—I am president of Good Day Farm Louisiana, which is one of the licensed cultivators in Louisiana. Also, I am—was asked to be the owners' managing officer, which is a technical term with the regulator. It's the point of contact for all regulatory and compliance issues. This is for the owner of this particular license; and that is because the owners asked and engaged Good Day Farm Retail Management, LLC, to run the day-to-day operations for their investment group. So I'm—I'm talking with you with sort of two hats on—the OMO for the owners—and then also President of Good Day Farm. So most of these slides, as you'll see—they address many of the questions that were asked in—in general concepts. But please, at the end, ask me anything if I missed out on your particular interest.

So it all starts with a little bit of background. The R.S. 40:1046 and the statutes following it—that is what authorizes Louisiana's medical marijuana program. And for the dispensaries, the law authorizes ten medical marijuana dispensary licenses. And the Legislature decided to allocate one license to each of the nine Hospital Districts in the state. And you see the map there with the different regions. And in Region 1, there are two licenses that are allocated based upon the population density. And Region 1—Metro Region—includes Orleans, Jefferson, St. Bernard and Plaquemines. And each of those licensees—they are authorized under the law to have three locations within their region; and right now there are 23 dispensaries across the state that are operating. Seven are anticipated based upon different construction schedules to be completed

around the end of this year or before. Some may—may go into the beginning of next year.

[00:05:00] But most are scheduled for the end of this year—for completion. So that's 23 out of the total number of 30, and they're spread across the state so that all of the locations wouldn't populate to any one particular population zone. It gives every citizen in the state access to medical marijuana dispensaries without having one on every street corner. And then all of the dispensaries are regulated by the Louisiana Department of Health and they have promulgated rules and—which officially came out January 1 of this year. And those are available on the Department of Health's website or through the Louisiana legislative website. You can access those complete rules if you're interested.

The Region 1 owner that we'll be talking about today is CCT Investment Holdings, LLC. They're doing business as NOLA Cannabis Company. There are three locations. One is operating, which is the photograph on your right; and that's on West Airline Highway. That is in front of the old airport; and then the two that are under construction—we'll talk about South Carrollton as we go forward; and then the Bourbon Street location which is the rendering on the right-hand [sic] side. That is also—that's under construction down in the French Quarter. All of these locations—they need to obtain a Zoning Verification. This is per the Department of Health rules. And so for this location, the Zoning Verification letter was issued in February of this year by the City and you can see I quoted—and it's also in the copy of the letter that's to the left. "A medical marijuana pharmacy dispensary is permitted as a Retail Goods Establishment in HU-B1." And that's the—the zoning designation for this area of Carrollton. If you need me to go back to any of these slides, just make a note of it and I'll go back to it. I may be going a little fast, just so I can go through the presentation and give everyone the opportunity to ask all the questions they have.

So just to give some background, you can see the diversity of the businesses that are in this district and the diversity of signage in the district—like the restaurant on the left with the large red sign across the front of the building with the banners; the yellow signage in the window; the red-and-white signage up on the right side; the blue awning for the gas station; the green awning for the Middle Eastern restaurant with the yellow-and-green signage there. The Bourrée’s garden area and signage; and then the Thai restaurant with their large white-and-yellow signage. Very diverse signage and size, color, and placement.

Here, there’re two smoke-vape shops in the—the—the district. You can see—yellow building—neon signs, cannabis flags in the windows—neon cannabis on the left side in that particular smoke shop. So—wide variety of diversity of colors, of building, shapes and sizes of signage in this business district. So that turns to the—the location of the dispensary, you’ll see the—the signage that will be placed; and this is just a rendering. Obviously, the signage isn’t up yet, and the construction is ongoing with the fence and everything. So this—you’ll see the signage—nothing structurally on the exterior will be changed. It’ll stay just like it is. It’ll be cleaned up and freshened up from the—the exterior; the hours of operation consistent with the businesses in the district and other dispensaries and regular pharmacies—traditional pharmacies like CVS or the independent pharmacies. The—all the signage will be consistent and comply with the ordinance in the district. We’ll have routine ground maintenance, grass-cutting—and I want to thank Rich for notifying me that the grass had gotten tall. So we had that taken care of and we’ll continue to do that. We have regular monitoring of the grounds at all the locations that we manage and making sure there’s, you know, litter [sic] and no debris, etc., by our staff and security personnel. And then we’ll—we’ll follow the weekly curbside trash collection. With that trash [00:10:00]—there will be no products that will be in that trash—although the dispensaries

by rule are allowed to waste their own products that need to be disposed of. Typically, the dispensaries will contact the cultivator, so the next delivery they'll deliver the—the products to the cultivator, who's much—in a better position to waste all the products. So whether it's the cultivator or the dispensaries, no live products are ever put in the garbage. They are wasted according to the specific Department of Health rules, and—and then disposed of. Therefore, they are not usable products anymore.

At the location—a couple of the questions were: who can, who can enter, for example. So, no one can enter that's under 21 and no one can work for the dispensary that's under 21. The—we have knowledgeable personnel that assists the customer-patients in describing the products, the delivery systems—what's to be expected. We have technicians who fill the orders and we have a pharmacist—licensed pharmacist available for any questions that may or may not come up. This—this is a—these are examples of interior—of what interior of the pharmacies look like. This is not exact representation of what this location will look like. I don't have those photos yet, but this is typical of the dispensaries that we construct and—and manage.

We have display-stands for the products and we'll have the personnel that'll be walking the floor assisting customers. Very similar to an Apple Store, where you've got the different Apple products and the personnel walking the floor to assist. We also have security personnel that are on-site during all hours of operation and they're there for the safety of the customers, the safety of the surrounding area, and of our employees.

So one of the general areas of question—well, how—how does someone become a patient and the—the—in Louisiana, there are medical marijuana “recommendations,” also known as medical cards, and anyone over 21 can get a recommendation, which is essentially their medical card or certification that they're—they're—they're a qualified patient and in the

early years of this program, which—actually, the—the initial law was enacted in 2015, but the first product because of the promulgation of rules, the—the investigation process on the companies that would be involved, the public—competitive public bid process etc.—the first product was not actually sold until 2019. So it began in 2015. But during the early years there were a very limited number of conditions and the healthcare profession—they lobbied and supported two—basically, two things. The healthcare profession said, “Let us do our job as healthcare professionals with individuals. Don’t tell us who can and cannot access this because you’re—you’re picking winners and losers.”

So the Legislature through the years decided to open it up to any condition that that clinician—which includes now a licensed physician, a licensed nurse practitioner, or a licensed medical psychologist—decides in that relationship between the—the clinician and the patient that the—the patient’s debilitating condition might be—might benefit from therapeutic marijuana. So if that is the case, then the patient is going to be deemed a qualified patient; and they can either see that—that clinician face to face or, as the Louisiana Legislature authorized, they can also consult with a clinician via telemedicine.

And one of the things that came up over the years was that, since insurance doesn’t cover this, that patients were—I’ll put “complaining” in quotes because I don’t want to go too far on that—but they were concerned that they had to pay out of pocket—sometimes \$250 to go see a physician or a clinician for that consultation. So GoodCannaNow is offering a free medical marijuana recommendation program where the cost of that consultation is free to the—the patient. All the patient needs to do is go to goodcannanow.com. They fill out a medical questionnaire, they submit that questionnaire, an appointment is set up, the clinician calls the patient, the clinician verifies [00:15:00] the information in the questionnaire, asks some follow-

up questions; and if it's appropriate based upon that condition and the—the medical history, then a medical recommendation is sent by the clinician to the dispensary of choice, just like we do when our doctors ask us which pharmacy do you want us to send this—your—your prescription to? Same thing. The patient picks a—their choice of licensed dispensary and then that recommendation is sent and the patient can begin to shop for products that might be appropriate for them. Once the patient is in the system, they can then go and shop at any dispensary in the state. There's a—a database that is managed by those dispensaries. Complies with HIPAA to make sure that confidentiality of patient information is protected. And once the—the patient's identity is verified and certain rules are followed, that patient can purchase products at any dispensary in in the state—or in the region, in this case.

Testing of the products was questioned or asked about. So, in Louisiana there are independent ISO-certified, which is the highest certification for these types of labs. They're authorized and regulated by the Department of Health to protect the public's health and safety. No products are released to any dispensaries until they pass all tests and are approved by the LDH. Those products must pass protocols of testing limits established by the Department of Health or potency, pesticides, solvents, heavy metals, homogeneity, and microtoxins. The—the results of all of those test requirements can be reviewed by any patient by scanning the QR code on any product label; or they can request a Certificate of Analysis from a dispensary; and I believe the—the dispensary association is updating websites now so that links to those Certificates of Analysis may be accessible through those different websites.

A question was also asked about recalls and going back to—no product is released to any dispensary until the products pass all tests. That reduces the chances of ever having a recall because products that do get on the shelves for other industries don't have to go through these

kinds of—of testing procedures, so no product will hit the shelf until it passes all these tests. But nevertheless the Department of Health has a food recall plan within their manufacturing, processing, etc., section of their rules and the dispensaries and the cultivators independently have standard operating procedures for product recalls, if this should ever arise. But the labels are approved by LDH; the information that's on the labels track the information that's produced on the Certificate of Analysis by those independent ISO-certified labs to make sure that what's on the label is what's in the product, what's in the product is on the label and—and then all of those safety standards are complied with.

What products are available was another general area of questions. And it's—it's a wide variety of products, just like any traditional pharmaceutical. You've got oils, extracts, concentrates, pills, capsules, tinctures, gummies. You have topical creams and lotions, patches. Suppositories are an acceptable and approved form, but I don't believe that there are any suppositories [00:20:00] on the market yet. It's just a very small product area that—if there were—was a demand, I'm sure that there—there—that could be produced, but those aren't produced, but it's available. And then metered dose inhalers, the technical terminology for “vapes”; and just like the gelatin or pectin-based chewables, again technical for gummies. The dispensaries and the cultivators are also allowed to do other combustible forms of products, essentially pre-rolled smokeable products and then also loose flower that people may use in other devices or roll their own, pre-roll, smokeable products. [Transmission breaks up.] Eating this. Prohibition—no problem—in corporate—and alcohol—that—in particular—marijuana... The—the—the—the the [?] of the marijuana—that could cause a danger or hazard or...

ARNOLD: John, I think you're—you are breaking up pretty badly. For everyone else too, right? I'm not sure if you have another Wi-Fi network that you can try or something, but you're starting to break up on us.

BETTY DIMARCO, CRNA BOARDMEMBER: If you turn off the camera, that helps. [Pause.] Are you muted?

ARNOLD: I'm sorry, I was just muted too. I was just saying that there's the—the chat is active. So if anybody has questions as he's speaking, assuming we can get him back, you can—you can put them in the chat so that he can refer to those after—or before we do the Q&A. I'm assuming that he's going to try to jump back on, but let's... I guess I could try to text him right now. Let's see. While he's off, you guys are welcome to have a conversation. Let me see if I can get in touch with him. But everybody's muted, just so you know, you have to unmute yourselves.

RANDY PHILIPSON: Do we know if this is a cash only operation? I know a lot of these dispensaries operate that way.

ARNOLD: I'm, I'm not aware. Anybody else? Oh, there he is. He's coming back.

DIMARCO: I don't know about that one in Louisiana. I do know my sister in Arkansas has said to me that they have to have cash.

[REDACTED]

[REDACTED]

[REDACTED]

RANDY PHILIPSON: That just brings up the security question.

ARNOLD: OK, John is back.

DAVIS: There we go. Sorry about that.

ARNOLD: That's OK. It was just towards the very end, you started to break up and then we lost you and—and we could see what you were talking about on the screen. So I don't think we need to recap too much unless somebody else disagrees. You can—you can probably just move forward from where you were.

DAVIS: OK, where we left off. OK, good. And I heard there was some questions. So I'd love to come back to those.

ARNOLD: Well, we have some questions in the chat. I'm gonna stop talking now. But just so—you can finish your presentation—then you can look at the chat or you can see them as they come in. Up to you. But I wanna leave some...

DAVIS: Oh, that's great. OK.

ARNOLD: OK, I need to go until seven...

DAVIS: Go back to sharing my screen?

ARNOLD: Do I have to approve you to do that?

DAVIS: Oh, no. I just—I didn't know if I—you could see that or not. Let me go ahead and share screen.

ARNOLD: Yeah, not yet.

DAVIS: OK.

ARNOLD: So just so you know, we're trying to go til seven. So we've got—we've got half an hour. Just keep that in mind. So we have some time for the Q&A.

DAVIS: Absolutely, I'm—and I've got one more slide. That's it. And then, I think—then we can go to Q&A. Let's see. [Pause.] Apologies, I don't have my 25-year-old daughter here to help me.

[Pause.] Is it—is it sharing on your end yet?

ARNOLD: It is—I think if you just do “view full screen”—see if that works when...

DAVIS: Let me see—I—um...

ARNOLD: Up on the top to the right where it says view. I'm guessing that's probably it. You can do—or slideshow. Slideshow. That's probably...

DAVIS: Yeah, it's not—let's see. It's like I'm stuck. Well, I'll—I'll do it this way and apologies for my ineptitude here. Quickly, the—we were asked about our community service—the... And I—I could share this with you, Rich, as well in—in the event that—that there's an interest in having this slideshow. But Realm of Caring [00:25:00] and Last Prisoner Project—we're involved in—in these organizations and several others. But, for example, cancer awareness and research and the benefit of cannabis for cancer patients. And then also we're an advocate with Last Prisoner Project—seeking the release of nonviolent incarcerations basically for marijuana possession. And we've been successful in Louisiana, which is a difficult state, as—as you can imagine—being very red—for the release of nonviolent incarcerated folks who have been incarcerated for marijuana possession. And, uh, let's see. And that was the last one. So there were questions about parking, loitering, some miscellaneous; and some other. And I'll go ahead and stop and we can come back to that. There we go, the...

So the—the—the parking, and whether or not we can share some space with the library. As everybody knows, property owners have to pay for property, you know— property insurance, liability insurance—they have to pay for security to watch over those things. We don't mind *considering*, uh, whether or not an arrangement can be made with the library, but one of the reasons we chose this location—or this location was chosen was because of the ample off-street parking. So in order to give that up, we'd have to have some—some serious conversations or substantive conversations with the library. I don't want to say no to that on behalf of the owners, but there are a lot of steps that would have to go into that, especially considering that, if we were

to give up spaces there, then that means that some customers to the dispensary may be pushed into the neighborhood and we know that there's limited off-street parking in this area.

The—the parking lot itself— I'm told there are no structural issues with the parking lot. So I think that that would stay the same. There might be fresh striping of the parking spots. The—there is no plan for a drive-through at this location. It's just not feasible, obviously, because that would take up—one of the reasons why this is a prime location—because of the off-street parking. The—uh—what else on the parking? I'm looking at the questions of—we, we will, we have a security guard that will be there throughout the day; and he will keep an eye on the parking. We'll see if we need to post signs that say “private parking for the dispensary.” And make sure that the parking doesn't bleed out—or any nuisance issues bleeding out into the neighborhood. But we'll keep an eye on that. I'm happy to have conversations with the library, but again, there are a lot of legal issues that would go into that in—in order to share, because that means the library is going to have to consider being responsible for liabilities, etc.

Loitering—we have a standard operating procedure that we followed to ban customers or people from the property and dispensary. And—and this is what our—our procedure does.

[Freeze.]

ARNOLD: Uh, John, maybe you might want to try turning your camera off for—for the next few minutes, because that's, that's what somebody suggested. You're—you're breaking up again.

[Pause.] ...offer that he could just call in since now we're finished with the presentation; so we can stop having these interruptions. Let me see. Others are, like I said, welcome to chat while I'm trying to figure this out. [00:30:00]

DIMARCO: I hope we can get him back on the line. This is Betty DiMarco. Because I'm curious—the building in the French Quarter. The French Quarter's got strict signage rules; and

it's a little frustrating to me that the HDLC has approved their signage in our neighborhood; and I'm wondering if we could somehow get them to reconsider. I'd love to see what they're thinking about in the French Quarter—in the building. But they're not going to—I don't think they will allow them to put that big red sign in the Quarter. I could be wrong, but—I hope we can get him back.

DAVIS: OK, Yep, I'm—I'm—I'm back. I just I switched over to my—my phone. So it should—I should be fine now. OK, so why don't we do this? Since I had to depart from that; and I can't see the—the comments, Rich. Why don't you pitch these questions? So I heard some questions about signage, but you—why don't we just go through the questions? I'm—I'm here to answer.

ARNOLD: OK, sure. So let's start with the chat; and then we'll open it up. Is that all right with everybody? There was a question about who operates the Veterans and Tchoupitoulas stores under the name NOLA Cannabis. Since you only reference claiming three.

DAVIS: Yes, that's exactly right. There's a different organization called HW Acquisition Company, LLC. They're the other Region 1 licensee; and they operate two stores currently and one is under construction. HW Acquisition—they operate the Tchoupitoulas location, which is closer down toward the grocery store and Convention Center; the one on Vets in Metairie; and then the third location is under construction—Manhattan Blvd. on the Westbank.

ARNOLD: OK. But it has the same name?

DEBRA HOWELL, CCA BOARDMEMBER: Yeah, it's all the same name.

DAVIS: No, what you saw was “doing business as.” There are two different ownership groups and they—their management got together and they said they wanted to do business as the same name. And—and that's what they have done. They've engaged Good Day Farm Management—Good Day Farm Retail Management to run the day-to-day operations; and those two separate

ownership groups have decided to use the same business name to—to—not create any—What’s the best word?—misunderstanding or confusion. So everybody knows where to go to find a licensed medical marijuana dispensary.

ARNOLD: OK.

HOWELL: So the—but it’s still—to the public, it looks like there’s, like, six or seven NOLA Cannabis Company stores in the area. How is that—?

DAVIS: Yes, that—that’s—that’s the intent. The intent is to make it very clear that these are the licensed medical marijuana dispensaries in Region One versus all of the shops that have been popping up that call themselves dispensaries and send—sells synthetic THC and/or “gas station heroin” (otherwise, kratom) and other unregulated or lightly regulated drugs. So it’s—they’re trying to be very clear to the public that these are the licensed dispensaries regulated by the Department of Health.

ARNOLD: So—so you, you said you signed an agreement to operate them. You just don’t own them. Is that what your clarification is?

DAVIS: Yes, So the two LLCs—HW Acquisition Company and CCT—those are two separate ownership groups. Those owned—the management of those ownership groups—they don’t run dispensaries. So they engaged Good Day Farm Retail Management, LLC, to run the day-to-day operations of their dispensaries. Good Day Farm Retail Management operates approximately 70-plus dispensaries across the four-state area. So they’re experienced in running the day-to-day ops.

ARNOLD: So, Debra, I think that—so you do operate all those other—the ones that you....

HOWELL: It’s—it’s not really very different.

ARNOLD: OK. So the next one is—so, is anyone ever denied a marijuana prescription? And my question as a follow-up is that—is, do you have to get an appointment to come back another time? [00:35:00] Or is there an immediate appointment? When you arrive, can you call someone and—get—get a prescription and—and get the products right then?

DAVIS: Yes, so number one is—the law allows a recommendation to be valid for one year, so once you get authorized within that year, you can then purchase products according to limitations. There are certain limits in how much you can purchase at any given time. But—but your—your recommendation or your (quote) “medical card” is valid for one year, so you don’t need to go back to your doctor, unless, of course, you and your doctor talk about it. And you say you gotta go back to your doctor every, you know, quarter—between you and your doctor. But your recommendation is valid for a year.

Number two: does anyone get denied? The answer is yes, approximately 14 to 15% of the people who go through the recommendation process, at least for GoodCannaNow—that’s the one I’m most familiar with—about 14 to 15% of the people who apply are denied for whatever reasons. I’m not privy to those reasons because that’s HIPAA-protected. But I do know who, you know, what number or percentage gets denied.

ARNOLD: And you can get approved on the spot and—and buy it then?

DAVIS: Yeah. So on the spot I’ll describe as—if you do the telemedicine and you—for example, GoodCannaNow, the one that’s offering the free—because I’ve gone through that, I’ve just—I know that one more specifically. I filled out the questionnaire and submitted it and just because I was on my iPhone, it took me about ten minutes to fill out the questionnaire, submit it. I received a phone call about five minutes after that—to ten minutes after that and then maybe another five minutes after that I finished the—the consultation because my medical history’s simple. So it

was approximately about ten minutes to fill out the questionnaire and then about another ten to 15 minutes to complete the—the follow-up and then I was able to accept—access products.

ARNOLD: OK. We had several comments about the signage when you were talking about that and several people just mentioned they thought it was inappropriate, garish. Can it be toned down a bit? Is that something that you—that's on the table?

DAVIS: I'll be happy to listen to the concerns, but that's why I included the photographs of the surrounding businesses that are—there's a wide variety of signs that are much larger than this. So I'm not—I'm not sure what we could possibly do; and it complies with all of the rules.

ARNOLD: Why don't I open it up for further comments on that? Since that was a pretty big concern. We've got 15 minutes. Does anyone else want to comment on this?

HOWELL: The surrounding businesses are all across the street and this—this location is next to two private homes and a public library, which have no signage whatsoever except for the Nix Library has a much smaller like—From what the HDLC looks like it approved, it's a 16-foot wide by 5-foot high, bright, red sign. Is there a reason why it has to look so sort of carnivalesque and sort of garish and bright—and like it's a candy shop or something? Is there a reason why your signage and marketing is like that?

DAVIS: Number one, I appreciate your perspective on what it looks like, but the lettering is very simple lettering. It's not in the lettering in the businesses around us because you can see—it's a big diversity of fonts that are used—of scripts. We don't have banners out there like the flags at the Mexican restaurant. It is in just red lettering—block, almost, lettering. So I appreciate that everyone's going to have a different point of view on the signage, but if it complies with the rules, I'm—I'm not sure what we can possibly do. And you can see we the—the—the—the owners could have gone to something that—even more extravagant and put cannabis, neon

cannabis signs in the windows like these other smoke shops. So I appreciate that. I'll take it under consideration. I'll share it with the ownership group. But I—I—you know, if it complies with the law and it's less garish than the existing signage in the area and it's less neon than the other neon signs being used—it is a challenge to—to suggest that—it's in the eye of the beholder. So I will take it under consideration. I will share it with the ownership group.

[00:40:00] I—I just don't know if—if something is going to change, but I will certainly take these notes and—and bring it up to the ownership groups.

DIMARCO: This is Betty Dimarco.

[REDACTED]

DIMARCO: Let me finish about the sign, please.

[REDACTED]

DIMARCO: John, I'm interested in what kind of signage they're going to let you put on the building in the French Quarter. There're much stricter rules than we have. And I do not understand why HDLC would allow some of the signage already on the street in Carrollton in a historic residential neighborhood. So do you have a sign design for the French Quarter that we might look at? And would you be interested in following *those* regulations?

DAVIS: Yes. Absolutely. It's going to be the same signage. We're working with the Vieux Carré Commission and the City. And if you walk down the street, you will see all of the strip clubs—or the gentlemen's clubs—that are vastly more garish with—and if you recall—legs swinging out of one of the strip clubs in the—in the old days, the T-shirt shops with their neon and signage, etc. So this—this is more simplified than even what's out there. But yes, we're working with the Vieux Carré Commission and with the City. We're not just going to put something up. That is not what we do.

ARNOLD: I'm sorry. Go ahead, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DAVIS: Absolutely. Practicing myself for over 30 years, I'm—I'm familiar as well with what could be done there. My—my intent on explaining that was just to let everyone know that it's not as simple as allowing someone to have access to the parking lot. There are other complications—challenging factors that would go into that and the library would have to accept whatever terms were presented.

[REDACTED]

DAVIS: So, and I don't want to say no, but I just wanted everybody to understand that it's not as simple as saying, sure, let's go ahead and give them three spots. So it—we—we—we would be

happy to talk with them. We would be happy to see that. But then, on the flip side, we would need some considerations from the neighborhood that, if there's overflow because there are people in the parking lot that are using the library and—and dispensary customers have to then park in the neighborhood—that we're going to have to then reevaluate the situation because we don't want to be parking in—we don't want customers to park in the neighborhood. We have ample parking, so we want them to use that off-street parking.



ARNOLD: OK. Just another comment on the side there. There was a lot of comments about the signage that—one, one suggestion was just to—was about the—the—the—the—the red; and the suggestion to maybe make it more burgundy versus the fire-engine red. And then other people talked about the size of the—of the font. I want to also mention this comment—it says the side—I'm just going to read it. "The side of Carrollton that was described in photos is quite different than the residential side where the dispensary will be located. Immediate neighbors have young children. How can we ensure security, noise and traffic are not increased [00:45:00] and children playing on immediate blocks are safe, particularly given the extended hours—open on weekends and until 9:00 p.m. during the week? So there's a few questions in there, but I'll let you respond.

DAVIS: Sure. If anyone does any research—Google it, for example. You will—you will not find that there's ever been a civil or criminal issue with any licensed medical marijuana cultivator, licensed medical marijuana dispensary, authorized clinician or patient. Every dispensary does everything to prevent loitering and—and issues. That's why everyone has on-site security. That's why everyone has on-site CCTV cameras and alarm systems. We make sure that there are no issues in the parking lot. So I would say—just like the—the—the businesses in the surrounding area, you know. They take care of their areas; we will take care of our area. I don't see any

reason why there would be an issue with children on—on that street more than, say, being concerned with them being hit by a streetcar.

RANDY PHILIPSON: You mentioned having a security guard there during the day. Will you have the security guard there all hours that you're open?

DAVIS: All hours that we are open. So all operating hours—there will be security on site. They will walk the—the parking lot, and they will stay in the—in the—the building as well. After hours, the security systems are monitored off-site by the security vendor.

RANDY PHILIPSON: It's cash only, correct?

DAVIS: No, it is not. There—there's some—there is some ability to access credit cards. I'm not as familiar with the exact process, but—but you could use a debit card, etc. So it's not cash only. Most people do use cash, however.

ARNOLD: A good, somewhat related question is about the—is consumption of the—of the product permitted on the premises and/or the parking lot?

DAVIS: No, and I wanted to pull this up too. So the Louisiana Smoke-Free Air Act—which applies in Orleans, obviously—explicitly bans smoking marijuana in any public building, school, workplace, restaurant, bar, or sidewalk; and this applies to even medical marijuana. We ban consistent with this Act, any consumption, period, on—on the—in the dispensary or on the property or in the parking lot or on the sidewalk. Now, let's be fair, if you'll do this research, you'll see—Orleans Parish—in 2021, they decriminalized possession of marijuana, so I think you all know if you've walked down Canal Street, you will smell it. And—and what I know is that the City generally looks the other way or waives even that misdemeanor \$100 fine. So we will do everything to stay off of our property with consumption. We remind everybody of that,

but we just have to know the City of New Orleans decriminalized it. So it's a—really, it's a non-issue.

DARNELL PHILIPSON: OK, I do have one question. Do you all—will you own this building? Have you acquired this building or are you—are you a tenant or are you an owner?

DAVIS: Owner.

DARNELL PHILIPSON: OK, you are an owner. OK.

DAVIS: OK, yes. And that was one of the questions that I've received this afternoon was—there was a question about ownership and of property taxes. And so there is a real estate development LLC that purchases the properties; and that's for business and legal reasons, obviously. And during a typical purchase like this one in December, all the property taxes are paid and other expenses are paid. Everybody who's done a sale of a property knows this. So it was—it was suggested that there was an outstanding property tax. I'm not familiar with that, but I—I notified our CFO and General Counsel to take a look into that and confirm it.

DARNELL PHILIPSON: Because it looks, yeah, they have, they have it like—it looks like there's a separate, like it's, you know, a separate number for each property; and it says that it's past due. It's crazy. And I saw that some—something happened in December of 2024.

DAVIS: That was the sale.

DARNELL PHILIPSON: Right.

DAVIS: Yeah.

DARNELL PHILIPSON: And so that's like—I don't understand this. Like what's—you know...

DAVIS: I looked that up too, just to see what I could see. But I turned it over to the people who actually were involved in the transaction to—to confirm for it. The notice, it appeared the notice was like from '23 for the prior owner. So that's what was curious because normally that stuff

gets taken care of. So who knows? It could be a glitch, but I've asked our CFO and General Counsel to confirm that for us.

DARNELL PHILIPSON: OK.

RANDY PHILIPSON: You mentioned curbside trash. Is it going to be [00:50:00] commercial trash receptacles that you're going to have with commercial service? Or are you going to do residential?

DAVIS: Yeah, just like the—the regular business pick-up, whatever that schedule is, just like the other business.

DARNELL PHILIPSON: This isn't Baton Rouge. You only have it once a week here.

DAVIS: I believe it's Tuesday or Thursday.

DARNELL PHILIPSON: Once a week. That's it.

RANDY PHILIPSON: Unless you bill [?] commercial service.

DAVIS: Yeah. This, this is not a—this is not a restaurant where there might be a lot of debris. This—this is probably the same amount of debris as the eye shop—as the library—that—it just, it doesn't put out refuse. Yeah.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DAVIS: I lost your audio.

[REDACTED]

DAVIS: I lost your audio.

ARNOLD: OK. I could hear him. So I think everybody else can hear him. Can you guys hear...?

DAVIS: OK. Yeah. And so to answer to—to respond to that—is—the deeds of the prior owner, what they did or did not do with regard to upkeep of the lot. I—I can't speak to that and I can't be responsible for—for that, but going forward, obviously, we're going to go through the construction process. We're going to clean up the—the—the—the parking lot. We're going to make it presentable because the last thing we want to do is have an unpresentable location.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DAVIS: Yeah. Well, I think you'll find noise is—is a concern because at this moment, there are a lot of unknowns for the—for you all. And, and of course our imaginations will go to the most extreme, but it's not a noise-creating facility. It's—it's not a facility where people are loitering. People are going in to pick up their recommendations and they're leaving. For the most part, people order online. So they—they place their orders through the—the dispensary website. They'll go there, they're out in five—less than ten minutes. So it's not like a—you know, a—a—business where you've got a lot of people hanging out. If—that's just not the case. But I do understand and I'm—I'm respectful of that. The unknown can be most concerning. But I made notes here about the parking lot—securing it—because that also limits liability; and then also landscaping. If there's something that can be done to provide some aesthetic, you know, something that's more pleasing, I certainly will pitch that because right now is a good spot to be in where they're in the construction—and as far as maintenance of the parking lot—when you're in a construction phase, you know, that—that's part of the project, but it's not something that we would have been doing honestly, you know, since December, because we're getting all of the permits lined up, etc.

PAUL BARICOS, SECRETARY, CCA: John, can I ask, can I ask you a quick question in that regard? This is Paul with CCA.

DAVIS: Yes.

BARICOS: And I'm sorry if this question was asked before, but how—how many people do you anticipate coming through your doors on a typical day? And do you anticipate lines outside of the doors?

DAVIS: No, in the early years, as far as lines in the early years of the program, where [00:55:00] some of the rules and processes were not streamlined—there *were* lines—there are no lines that

are outside—so that—that’s not something that we would anticipate. Plus, the interior of this location can accommodate people. We usually have a—a seating/waiting area as well inside. We don’t want people standing outside. The number of people for this location—I’d have to talk to our—our manager to see if they’ve even forecasted that at the moment. I know what happens in—in other stores from time to time. At some of the busiest stores, you know—they might see 100 people in a day—maybe 200 people throughout the entire course of the day. And they don’t all show up at the same time. So it—it’s—it’s—I think what we’ll find is—if the parking lot gets full, that that would be a full day, but I don’t imagine that to be the case throughout the course of the day. It may change, but we’ll continue to monitor that. And, and you know, as time goes on, if questions come up, if you see things when you’re out there—because I don’t visit the location, you know, every day or even every week—but by all means, I want you to send me emails. And I can be responsive, you know, just like we—we handled the backyard fence issue for access. You know, I’d be more than happy to respond to any issues that come up like that.

DARNELL PHILIPSON: I also have a question—you mentioned earlier about telemedicine. Is there a particular hospital that you guys are going to be working with? I mean, is it LCMC? I mean, you said that there were so many dispensaries for each—for every hospital, like—are you all partnering up with a certain hospital?

DAVIS: No, we don’t partner with—with a hospital. Like, for example, Ochsner—their General Counsel has concluded that they’re not going to allow any of their physicians to participate because of whatever reasons that they’ve analyzed. There are approximately 300 to 400 licensed clinicians or authorized clinicians in the state; and they’re spread out all across the state. There are some hospitals, like Our Lady of the Lake—they allow all of their physicians to participate. So it’s really a case by case... There’s some physicians—nurse practitioners that are with

hospitals or with clinics, some that are on their own; some that only do telemedicine, some that only do on-site visits. So it's really—it's all over. But there are about 300 to 400 active clinicians across the state.

DARNELL PHILIPSON: So when you're just calling in, you could like, even if it's from New Orleans, you could end up getting someone in Baton Rouge that's doing the telemedicine—is what you're saying?

DAVIS: Yeah, with telemedicine, obviously, telemedicine—

DARNELL PHILIPSON: OK, OK.

DAVIS: They could be anywhere in the state.

DARNELL PHILIPSON: OK, OK. I think that's it.

ARNOLD: OK, I, I have to run, but I—if anyone wants to stay on, if—John, if you're able to stand for a few more minutes, Paul will stay as host. OK, so thank you. We are going to e-mail the presentation and—and your PowerPoint as a follow up. But we'll post on social media too.

DAVIS: OK.

BARICOS: We can, we can certainly take some more questions. I think we've covered everything that's in chat. But John, I would like to ask you. CCA hosted this meeting. We've been in contact with you on a regular basis; and we intend to continue to remain in contact with you. And I—I know that we—we get questions directed to us that people ask to forward to you. Is that the—the—the—the way you would prefer it? Or can people that do have questions in the future—can they contact you directly? And if so, how should they do that?

DAVIS: Yeah, why don't, why don't we do—and I've appreciated—why don't you send all questions through you, since you're—you're the incoming president, right? That's what I remember. OK, why don't we funnel all the questions through you? That way, you know, we can

compile them and then I can respond back and then you can share them. Because if I send it to say, one neighbor, it may not get shared with the entire association. And that way everybody stays informed of the—and, and I appreciate that. And I'll respond back either, you know, I'll give you a call. I'll send you an e-mail response with—with whatever information. So please do that. The other thing I did see and this goes towards the—the kids. Other dispensaries in different regions, ones that we manage and ones that we don't—they have from time to time held family-friendly functions in their parking lots. [01:00:00] And what I mean by “family-friendly” is, you know, not obscene music. There are no products being displayed or consumed. There's no alcohol. They'll have a DJ and food trucks or a food truck. They'll have local vendors that—you know, either art or other—other vendor materials. Again, not adult-only by any stretch of the imagination, but they'll do that just like any other—you know—vendor may want to have like a—a food truck type of event. So there—that may be something that would be in in the future for this parking lot location, but it's not guaranteed. And I've gotten no feedback that that's something that's even being considered. But it was a question and I wanted to share what other dispensaries have done in the past. And again, there's security at those as well, and they've been—all been appropriately permitted for that activity.

BARICOS: OK. I don't see any more questions in chat. Is there anyone that has any more questions directly that they'd like to ask John?

DAVIS: Oh, I do see that lighting for parking lot. You know, that's a good question. I did not ask our—the general—the—the contractor and the plans for lighting in the parking lot, but I will certainly ask that question and follow back up. I'm—I have a running list of some notes.

BARICOS: OK; and I posted in chat CCA's e-mail address, ccanola70118@gmail.com. So if anyone does have any follow-up questions now or in the future, you can use that e-mail address to contact us. Anyone else, any—any questions?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DAVIS: Well, that that's a good—that's a good observation because that's the balancing test. If people want lighting for their own safety and concern, then what—what type of lighting would go in that would also balance out the concern for—like you said, garish or halogen lighting? So I'll find out what lighting may be considered—what lighting is there. And we'll see—we'll—we'll play that piece by ear, because certainly, you know, we don't—we don't want to make it a big spotlight in somebody's backyard. That's just, you know, I get that, but I also want to balance, because there's some concerns and—and—and—and about—about, you know, just what's going to go on at this dispensary. And, you know, and—and so I totally understand that and—and that's why I was very surprised to find that there were smoke shops with the cannabis flags, and I was wondering if the neighborhood association had concerns about those operations and the drugs that *they* sell and the hours that *they* keep. I know some of the drugs that they're selling the Legislature recently banned as being dangerous. So, you know, I—I think what you'll find is we are going to uphold the—the—the—the—we are going to make sure that this is run very well because we have a track record in this industry of following all of the rules and making

sure that we don't create issues. We live on a billboard. We live on the front page of the newspaper; and thankfully, we've done everything we can do to make sure that we alleviate concerns, nuisances, and risks.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DAVIS: Yeah, absolutely. Why don't I do this? Here's my cell phone number. Everybody take it down. Don't abuse it, please. [01:05:00] But if something comes up, this is what I want to give to you. So my cell phone is [REDACTED]

[REDACTED]

DAVIS: Yeah. And so when you call, since I'll only have your cell phone number, I may not answer because a lot of patients—a lot of people have my number. I've been involved in this since 2018. And—and so I'm one of the people that just—the Legislature calls on me.

Everybody calls on me. So I've given out my cell phone number and—and—just—just, I ask—don't abuse it. But call me if you have questions or concerns and I'm happy to be there. It's—it's not—it's not an issue, but I may not pick up because I'll only see a cell phone until I plug you into my contacts.

[REDACTED]

[REDACTED]

BARICOS: I would urge anyone that does contact you individually and—and unless it is strictly an individual issue to make sure you—you let CCA know so we can let everyone else know.

DAVIS: Yeah. And—and on the flip side of that, I—I certainly won't abuse your numbers. Please don't put my number on Facebook or out there like that, please. You know, I'll have to get a new number. Also, you know, I didn't know if I wanted to share this or not, but there are two owners with this investment group who live in the neighborhood. So, so there are—there are two owners who live in your neighborhood and—and it—and so I've talked with them and I wanted to be respectful of them as—as with you. So understand I'm going to be treating you like I treat these two owners who live in the neighborhood. You're actually getting extra-special treatment because of that. So I just want to let you know. I'm here to try to solve issues and—and—and be a problem solver. Just—sometimes there might be things that I just, you know, there just isn't a solution to—but I'm here to try to help.

BARICOS: John, you—you do have several things that you're going to get back to us on—signage and some—and some, you know, and parking and some other things. We—we have not really thought it through how we were going to disseminate that to—to everyone on this call and others in the neighborhood, although I can say that we certainly can post it on our website ccanola.org and you—I posted our e-mail address on chat so if anyone wants to make sure they're included in anything that we find out, e-mail us at that—at that e-mail address. And you know, as we go forward, we'll find—we'll try to find out a more efficient way to—to make sure everyone's informed about any issues that—you know, as they come out. So unless we have any other questions—then I'd just like to thank everyone here for participating; and I'd especially like to thank John for participating and being as open and as informative as—as you have been. And we're really looking forward, you know, to a mutually beneficial coexistence where we hope you can add to—to the neighborhood; and again, we do appreciate your being here. Anyone

else—any last, quick comments or...? With that, then, John, is there any last thing you'd like to say?

DAVIS: Well, thank you, Paul. I will go to my to-do list and I will follow back up. I'll send you a written response so that you can see it and then share it as appropriate. OK.

BARICOS: Well, thank you everyone and good night.

DAVIS: Thank you all. Appreciate your time.

CROSSTALK: Thank you. Thank you. Thank you.

[Ends at 01:09:04.]