

Special Use Docket SU21-15 (The Pharm Expansion)

YES, I SUPPORT THIS REQUEST. Please state your reasons:

My Good NEIGHBORS Running a good TAX
Paying Business, Good For Willcox and county

NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Jacques van der Lely

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 201-20-001 (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **September 27, 2021** to be included in the staff report to the Planning and Zoning Commission.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

IIP-AZ 1 LLC
11440 West Bernardo Court, Suite 100
San Diego, CA 92127

VIA EMAIL

September 16, 2021

Robert Kirschmann, Planner II
Cochise County Development Services
126 West 5th Street, Suite 4
Benson, AZ 85602

Re: Docket SU21-15 (The Pharm Expansion)

Dear Mr. Kirschmann:

IIP-AZ 1 LLC (“IIP”) is the owner of the property located at 5900 West Greenhouse Drive, Willcox, Arizona (the “IIP Property”), having purchased the property in December 2017 and executed a long-term lease (the “Lease”) with Sun Grown Solutions, LLC (“The Pharm”) for use as a medical cannabis cultivation and processing facility. IIP’s Lease with The Pharm is a “NNN” lease, where The Pharm is the only tenant at the IIP Property, is responsible for all operations at the IIP Property and pays all costs associated with the IIP Property.

IIP purchased the IIP Property from The Pharm in a sale-leaseback transaction. The Pharm, as previous owner, carefully evaluated the location of the IIP Property and its suitability for medical cannabis cultivation and processing, including opportunities for future expansion. We strongly support The Pharm’s proposal for the modification and expansion of its existing operations to include a 1,500 square foot modular building, 1,500 square foot maintenance building, 100,000 square foot processing building and 29 acres of hoop houses as described in the above-referenced docket. We recommend these improvements be approved in order to assist The Pharm in its efforts to enhance the lives of patients by providing convenient access to medical marijuana utilizing best business practices to ensure that the highest quality products are brought to the residents of Arizona.

If you have any questions, please do not hesitate to contact me at 858-997-3332. We look forward to many years of successful operations with The Pharm at the IIP Property, and to continuing to make investments at the IIP Property for the benefit of the entire Willcox community.

Respectfully yours,



Brian Wolfe
Vice President, General Counsel and Secretary

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YES, I SUPPORT THIS REQUEST. Please state your reasons:

The Pharm today is a good neighbor, and keeps a clean and well-presented facility.
They are currently a significant employer in the market and this will drive more employment growth.
This will add revenue to The Pharm's business, which will translate into better tax revenue for the county.
The Pharm currently is a large purchaser of local goods and services, and this will increase.

NO, I DO NOT SUPPORT THIS REQUEST. Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): John Haugh, CEO, The Pharm

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 201-20-001C (the eight-digit identification number found on the tax statement from the Assessor's Office) or you look it up online by going to "Mapping Resources" on our website (<https://www.cochise.az.gov/development-services/home>)

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