

**MARIHUANA BUSINESS**  
**MERIT POINT SYSTEM**

**BERKALEA**

# OUTLINED

- Points are All-or-Nothing
- No Duplicate Points
- Advanced difficulty in achieving 100%
  
- Total Points: 304
- Minimum for consideration: 213 (~70%)

# REQUIRED



- Complete Application Materials
- More than 1000 feet from school
- Cannabis business complies with existing zoning
- Meets Off-Street Parking requirements
- Odor Control system
- All stakeholders are clear of detrimental acts record.

**25**  
**POINTS**

Application Proposes the Redevelopment of Vacant or Underused building or property.

≥50% Vacant » 4 Months or Longer

## **GOAL**

Updated developments will outlive any oversaturation in the marijuana market.

**24**  
**POINTS**

Proposed redevelopment includes a new, additional, non-marihuana business.

Separate Entity » On Premises or Contiguous Parcel  
Separate Building Ingress/Egress

**GOAL**

Further livens and adds to the business community in Berkley.

**23**  
**POINTS**



Proposed site is located in the following areas:

Eleven Mile  
Woodward Avenue  
Twelve Mile » Coolidge to Woodward

**GOAL**

Incentivize investment in commercial property outside of DDA District.

**22**  
**POINTS**

Managing Stakeholders can demonstrate a history of lawfully operating a business compliant with federal, state, and local regulations.

**GOAL**

To have reputable applicants who follow regulations and remediate issues quickly within their business experience.

**21**  
**POINTS**



Proposed development does not displace existing operational business in Berkley.

**GOAL**

To preserve the City's successful businesses and prevent them from being effectively forced away by marijuana businesses.

**20**  
**POINTS**

Proposed development demonstrates and provides physical improvements to the property or other areas contiguous to the property:

5: Trees - noninvasive

5: Public art - Murals, Sculptures, Installations, etc.

5: Green Space

5: Public Areas - Alleyways, Parking Areas, Sidewalks, etc.

## **GOAL**

Encourage development which benefits the entire community.

**19**  
**POINTS**

Proposed redevelopment is projected to add 15 or more new jobs.

Includes Cannabis & Non-Cannabis Uses.  
Majority must be Full-time.

**GOAL**

Encourages job market growth in the community.

**18**  
**POINTS**

Property will be owner occupied.

**GOAL**

Owners typically have more investment in the business and more investment in the community as a whole.

**17**  
**POINTS**

Managing Stakeholder has been a commercial or residential property owner in Berkley.

4 Months or Longer (since at least October 28, 2019)

**GOAL**

Incentivizes development from those already local to Berkley.

**16**  
**POINTS**

Managing Stakeholder is a majority owner or stakeholder of an existing Berkley business.

Atleast 50% Stake

**GOAL**

Provides incentive for our current local owners to further expand their enterprises in the community.

**15**  
**POINTS**

Managing Stakeholder demonstrates at least 1 year of experience operating a licensed marihuana business in Michigan.

As of Application Date.  
Includes Medical Marihuana Caregivers.

**GOAL**

Attract applicants that are experienced in this unique market.

**14**  
**POINTS**

Proposed development eliminates an existing nonconforming use or structure.

e.g. New construction of building removes a building that currently does not meet modern setback requirements.

## **GOAL**

Brings the various aspects of our commercial districts in line with community values that are expressed in the Code of Ordinances.

**13**  
**POINTS**



Sustainable building materials and energy efficient elements will be used during construction and/or renovation of the structure.

**GOAL**

Encourages sustainability in the business community which is in line with the 2019 Energy Plan.

**12**  
**POINTS**

Proposed development incorporates  
Green infrastructure into Stormwater Management:

- 4: Rain Barrels
- 4: Pervious Pavement
- 4: Rain Garden

**GOAL**

Encourages sustainability, along with reducing the effects of stormwater runoff in the community.

**11**  
**POINTS**

Application demonstrates benefits to the community other than an increase in taxable value.

**GOAL**

Incentivizes business developers that have a passion and care for the Berkley community.

**10**  
**POINTS**

Proposed development adds streetscape elements:

Benches, Bike Racks, Planters, etc.

**GOAL**

Adds positive aspects to the streetscape that support multimodal transportation and beautification.

**09**  
**POINTS**

Application has disclosed  
100% of owners and stakeholders.

Including those with <10% Stake

## **GOAL**

Encourages transparency of marijuana businesses to disclose stakeholders that are not normally “required” to be disclosed.

**08**  
**POINTS**

All proposed uses do not require any additional variances or waivers at the time of application.

**GOAL**

Encourages applications and plans that are development ready.

# 07

POINTS

Proposed development does not immediately abut residential property.

## GOAL

Encourages developments to have distance from nearby homes.