

## MEMORANDUM OF UNDERSTANDING

Between Croy's Enterprises LLC  
and **Midtown Community Council**  
Effective Date: **March 12<sup>th</sup>, 2025**

This Memorandum of Understanding (hereafter "Agreement") is hereby entered into by and between **Midtown Community Council** and Croy's Enterprises LLC, doing business as Pine Street Cannabis Company, an applicant for a municipal license and special land use permit for marijuana retail sales, establishment to be located at 3601 Arctic Boulevard, Suite B Anchorage, AK 99503.

WHEREAS, the Community Council has a vested interest in ensuring that they represent the best interests of the community council area and

WHEREAS Croy's Enterprises LLC is seeking to open a legitimate business within the community council area and

WHEREAS, the Community Council and Croy's Enterprises LLC have a long-term interest in fostering a mutually beneficial relationship to address communications, problem-solving, and

WHEREAS this Agreement is intended to satisfy neighborhood responsibility planning requirements in municipal code.

Now, therefore, the parties agree as follows:

### AGREEMENT BASICS

1. The point of contact for the Marijuana Store is Richard "Chad" Ebenezer, who can be contacted as follows: 907-301-0683 by phone or [info@pinestreetcannabis.com](mailto:info@pinestreetcannabis.com) via email. Contact may be outside of store hours if necessary to address issues as they arise. Changes to the point of contact or contact information shall be promptly shared with the Community Council.
2. The point of contact for the Midtown Community Council is Kris Stoechner, President, who can be contacted as follows: [stoechnerkris@gmail.com](mailto:stoechnerkris@gmail.com) or [907-240-4324](tel:907-240-4324)
3. Croy's Enterprises LLC shall engage with the community council and the residents and property owners within 500 feet of the proposed business location on the following schedule: *Quarterly community council meetings beginning **June 2025**.*
4. When the Community Council's residents or businesses, the Community Council, or the Marijuana Store raise issues of concern, the Community Council and the Marijuana Store will take the following progressive steps:
  - i. *Agree to discuss the issue at the next regularly scheduled community council meeting.*
  - ii. *Agree to call a special community council meeting to discuss the issue.*
  - iii. *Agree to call an executive board meeting of the community council to discuss the issue.*

The Marijuana Store is encouraged to attend regular Community Council meetings. The Community Council has identified the following particular considerations and expectations relating to the Marijuana Store's application and proposed business:

1. **Adherence to all municipal and state laws and regulations pertaining to the operation of cannabis business**
2. **Responsible business design and practices**
3. **Neighborhood communication**
4. **Active community citizenship**
5. **Effective dispute resolution**
6. **Cooperation with law enforcement**

The Marijuana Store has identified the following particular concerns relating to locating within the Community Council:

1. **Security Concerns**
2. **Traffic Control**

#### **ASSEMBLY AUTHORITY**

Each party recognizes and agrees that the Anchorage Municipal Assembly has the exclusive authority to approve a municipal license and special land use permit for a marijuana retail sales establishment.

This Agreement mutually benefits the Community Council and Croy's Enterprises LLC DBA Pine Street Cannabis Company. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this Agreement shall be construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other. The parties understand that non-compliance with this Agreement carries no penalties but instead shall be provided as information to the Anchorage Municipal Assembly for consideration during original and subsequent license and land use actions.

#### **TERM OF AGREEMENT**

The parties have executed this Agreement as of the effective date. The Agreement may be updated periodically with the concurrence of both parties. It shall remain in effect as long as Croy's Enterprises LLC is licensed to operate at the identified location.

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Kris Stoehner - President  
*Midtown Community Council*

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Richard Ebenezer – 100% Member  
*Croy's Enterprises LLC*