

ECOPHI MAKERS COMMUNITY (EMC)

Eco Adaptive Modular Construction +
Eco Industrial Park + Education +
Wellness Community



CONCEPT OVERVIEW



Team Goals:

- **A Community built in the region for Sustainable Building and Products in the Northern Michigan Region**
- **Research and Development Sustainable Modular Adaptive Construction Techniques to create solutions for affordable housing utilizing Autodesk BIM capabilities for accountability and transparency.**
- **Repeatable process that we can share throughout the Midwest, then beyond.**
- **Mixed-Use Community that is a Makerspace for Sustainable Industrial Manufacturing & Education**
- **Hemp processing on site with Essen Atlas**
- **Create a Scalable Business Model to generate revenue and help the greater community at large with Sustainable Housing related business opportunities utilizing our teams alliances and resources**
- **Establish a Resilient Hemp & Mass Timber Economy in Michigan as a model for the region for Processing Hemp into Raw Materials, EcoHomes, and Sustainable Products**
- **Establish Relationships with Farmers & Communities to create a viable way for everyone involved to generate revenue while also helping with housing needs in the Midwest Region**
- **Creating an eco-friendly and sustainable community-oriented city considering social, economic, and environmental sustainability factors.**
- **Addressing climate change: sustainable building practices, renewable energy sources, and low-carbon footprint**
- **Preserving existing resources: practices that reduce waste, protect water sources, and promote biodiversity.**
- **Improving public health: reducing pollution and promoting hygienic habitable environment, adult wellness**
- **Boosting the local economy: attract businesses and residents who value sustainability, creating opportunities**
- **Fostering community engagement: create a sense of community ownership and involvement in local decision-making, positive direction for youth**
- **Providing affordable housing: using sustainable building practices that reduce construction costs and ongoing energy costs for residents.**
- **Promoting social equity: ensuring access to resources and amenities for all, regardless of income or background.**
- **Goal of creating a sustainable and spiritually fulfilling community.**

VISION OVERVIEW - THE NEXT STEPS



Research & Development : 1

Phase 1:

- Determining the costs of various aspects of the project
- identifying potential savings
- building models to showcase the concepts & feasibility
- consulting with involved parties to determine the number and type of features to be included
- conducting research and development to inform the project's direction.
- focus on education and providing resources to support community
- create a supportive community that promotes positive business practices and sustainable materials.
- a space for makers to pursue their creativity.

Manufacturing & Education: 2

Manufacturing: Year 1 & 2

- We are utilizing an old correctional facility that was built like a mini city to adaptively redevelop the abandoned space into a mixed-use community that is a Maker Space for Sustainable Industrial Manufacturing.
- create spaces to live and work for our communities in spaces that are otherwise not being utilized.
- includes spaces for wellness activities such as yoga, workshops, and health services.
- Manufacturers can also lease spaces to become part of the community vision.
- community values transparency and honesty

Buildings & Products: 3

Buildings & Products:

- collaboration and communication are crucial to avoid duplication of efforts and ensure progress.
- community has partners who specialize in hemp, heavy timber, and modular design.
- Also utilizing pre-existing industrial buildings to benefit the community.
- using tools such as BIM technology and Autodesk software for cost analysis, factory layout, and design.
- The community has a successful example of bringing together the Native American tribe and creating a sense of community.

THE VISION



Establishing a Legacy:

Umbrella of community projects and opportunities for individuals to be part of something bigger than themselves.

Mission:

- A supportive structure for creatives and entrepreneurs to pursue their career paths and focus on their vision.
- The community is open to anyone who wants to work on projects that make a positive difference, and 10% of their efforts throughout the year are given back to the community.
- Every Strategic Partner does open book work to honestly produce projects where everyone gets rewarded for what they put into each project proportionately to their effort or investment
- Create Long Life Relationships to Help Humanity



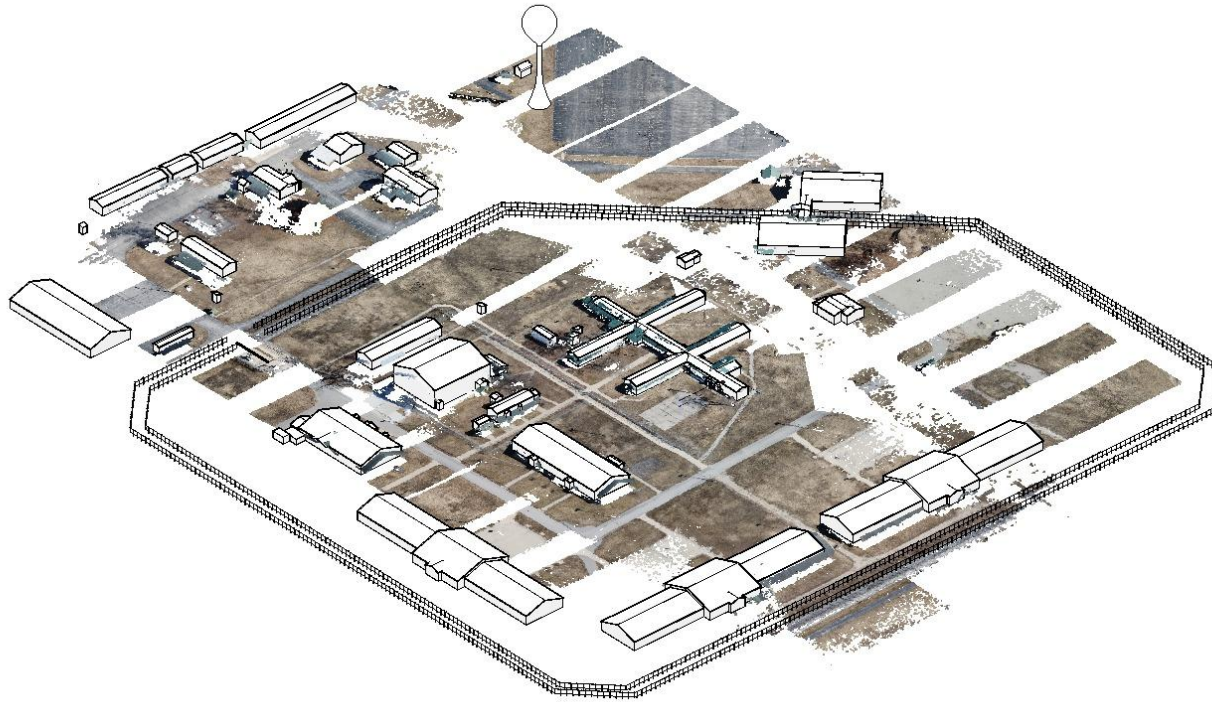


PROJECT TIMELINE, PROJECTIONS & PROPOSAL (TO BE DEVELOPED)



| Date | Stage | Price |
|---------------|---|---------------------------------|
| June 2023 | Acquire Land, Material Sourcing and Potential Tenants & Site Analysis | \$2,200,000 |
| July 2023 | Start Indoor Panel Construction | \$13,200 |
| February 21 | Complete Hemp Panels Site Plumbing & Electrical | \$16,800 |
| March 1 | Site Prep & Utilities | \$7,200 |
| March 20 | Begin Panel Assembly on Site | \$8,800 |
| April 7 | Natural Floor Workshop | \$6,400 - Revenue from Courses |
| May 1 | Interior Finishing | \$22,200 - Revenue from Courses |
| May 15 | Solarium, Water & Ventilation System | \$18,800 |
| June 24 | Project Finalization for Occupancy | \$14,400 |
| July 1 | Completed Home | Total = \$127,800 |

PROJECT PROPERTIES - N. MI - KINGSLEY - Partnership Property



FORMER PUGSLEY CORRECTIONAL FACILITY

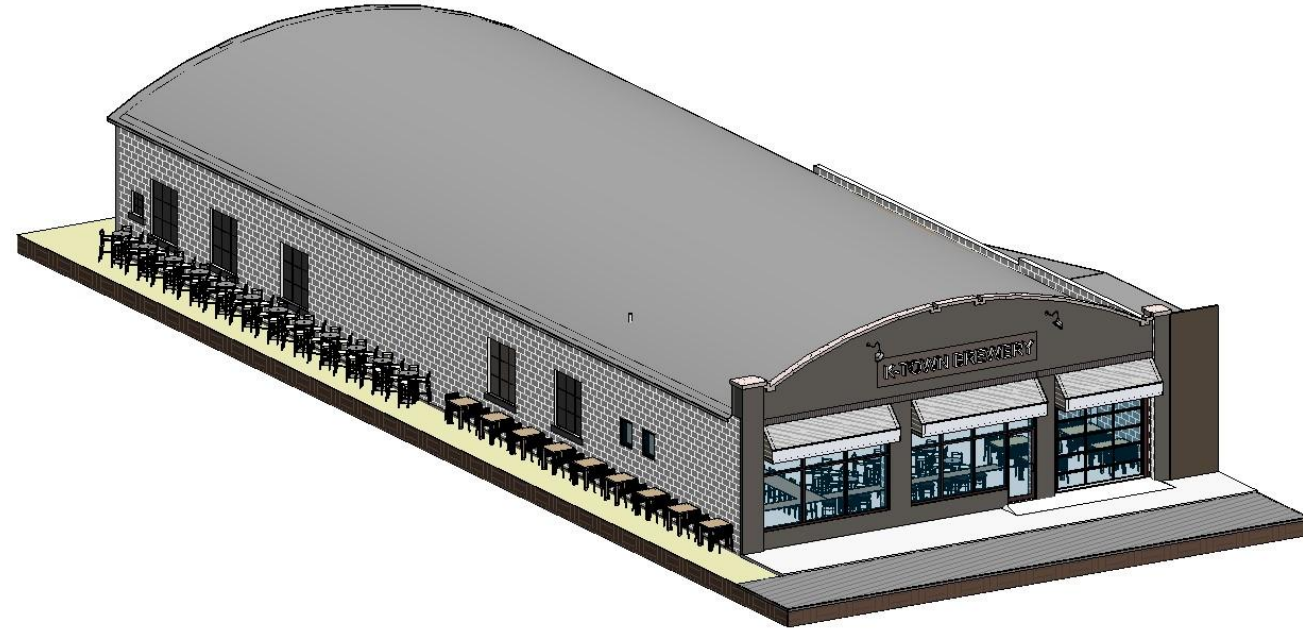
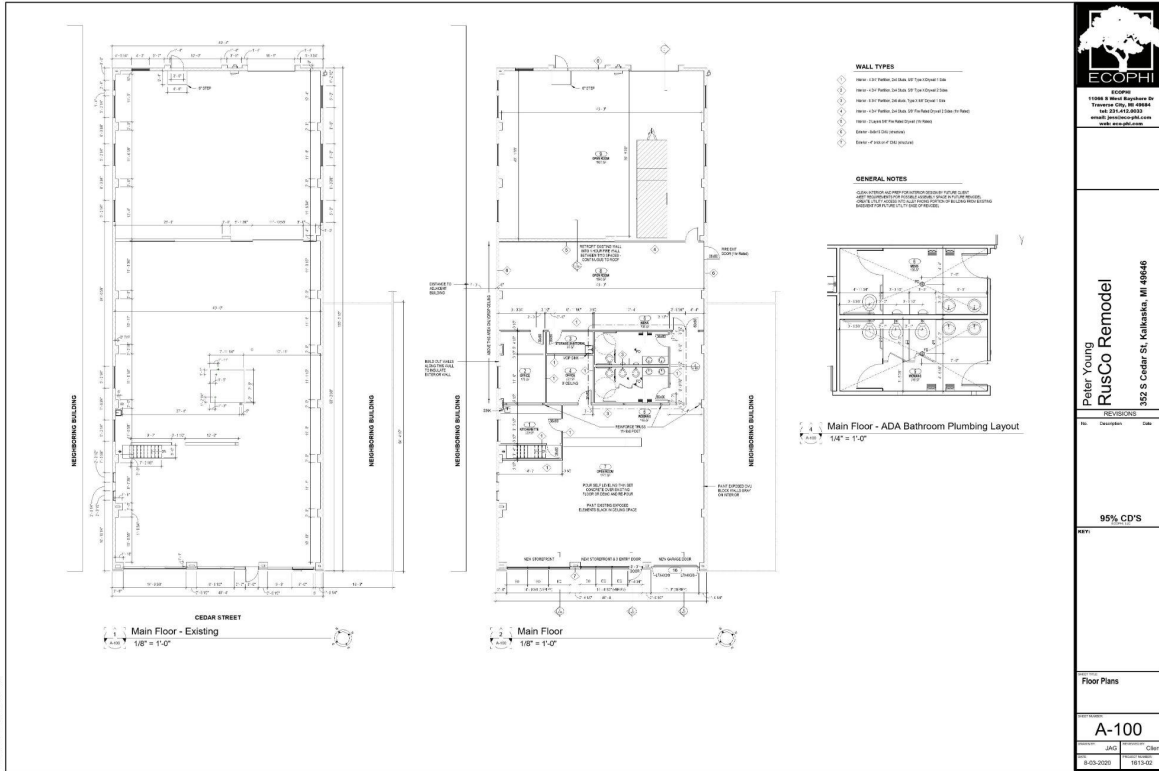
THIS PROPERTY WILL BE UTILIZED FOR SUSTAINABLE INDUSTRIAL MANUFACTURING, A HEADQUARTERS FOR GREEN CONSTRUCTION & EDUCATION, RESEARCH & DEVELOPMENT AND A WELLNESS COMMUNITY . IT WAS A CORRECTIONAL FACILITY IN THE KINGSLEY AREA AND HAS ALL THE INFRASTRUCTURE TO UTILIZE THE MIXED USE DEVELOPMENT WE PLAN TO CREATE..

7401 WALTON RD, KINGSLEY, MICHIGAN 49649
LATITUDE: 44°32'33.00"N LONGITUDE: 85°25'40.33"W

Farm Land Currently with Corn AG Lots Available

OTHER PROPERTIES

- N. MI - KALKASKA - Acquired by EcoPhi



KALKASKA RUSCO PROPERTY

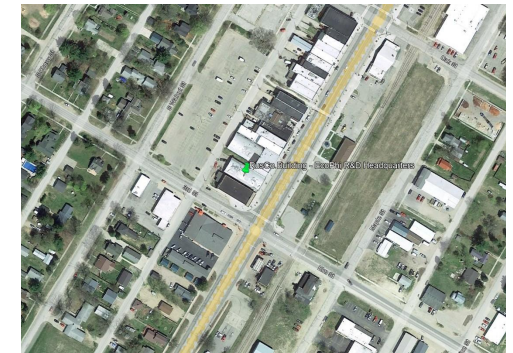
THIS PROPERTY WILL BE UTILIZED FOR R&D, STOREFRONT AND OIL PROCESSING. IT IS A COMMERCIAL BUILDING ON THE BUSY ROAD OF US 131 DOWNTOWN KALKASKA. WE HAVE ACCESS TO THIS BUILDING IMMEDIATELY, BUT NEED TO HELP THE OWNER ORGANIZE HIS STUFF SO WE CAN UTILIZE THE SPACE. ECO PHI HAS AN AGREEMENT TO LET THE OWNER WORK ON CLEANING OUT THE SPACE FOR THE NEXT YEAR. Price for Purchase is 200k

352 S. CEDAR ST, KALKASKA, MICHIGAN

LATITUDE: 44 35'50.85" LONGITUDE: 85 10' 44.00"

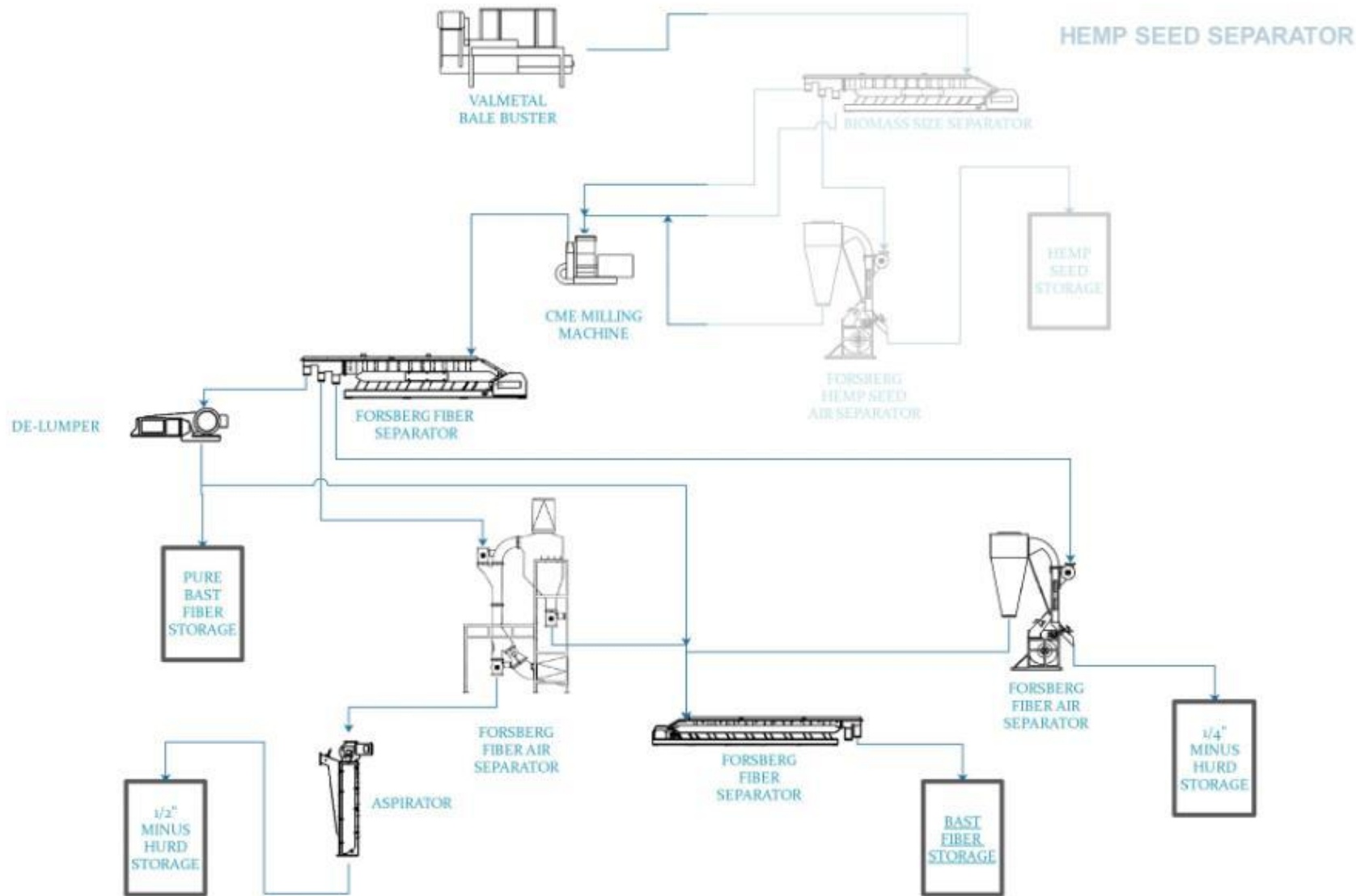


STORE FRONT



SITE

Processing Hemp - Essen Atlas



Hemp Bi-Products

- Hemp Hearts
- Pure Bast Fiber
- 1/2" Minus Hurd
- 1/4" Minus Hurd

FACES OF CHANGE



Russell Peterson & Cory VanderZwaag
Essen Atlas



Jess Allen Glowacki
EcoPhi Architecture & Sustainable
Development



Malek Adams, Cody Ley & Tyler Shank
Hemp for Humanity

WHO WE ARE

OUR LOCAL + GLOBAL FAMILY



ECOPHI



Essen Atlas



KATH WILLIAMS
+ ASSOCIATES

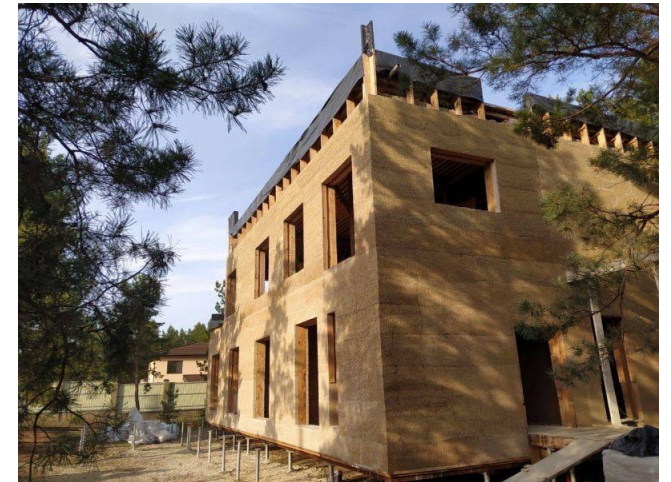


Hemp Based Products

Off The Farm



Hemp Board



WHO WE ARE



Esсен Atlas
climate smart solutions

Esсен Atlas
Michigan based
Hemp Fiber
Processing &
Operations Leader



Essen Atlas

Russell Peterson

Business development and relationship building. Multiple years developing supply chain for industrial hemp. Farming, data capture, SOP clarification and end use application development of natural fibers. Founder of Align Agro.

Cory VanderZwaag

Cory is uniquely positioned between the worlds of design, engineering, and agriculture. Founder of Vz-tec industrial cannabis equipment.





Our team



Rusty Peterson

Co-Founder & Chief
Strategy Officer

Business development and relationship building. Multiple years developing supply chain for industrial hemp. Farming, data capture, SOP clarification and end use application development of natural fibers. Founder of Align Agro.



Cory VanderZwaag

Co-Founder, Chief
Operations Officer

Cory is uniquely positioned between the worlds of design, engineering, and agriculture. Founder of Vz-tec industrial cannabis equipment.



Travis Peterson

Chief Financial
Officer

Global business leader with strong successes in rebuilding poor & non-existent relationships. Significant experience in leading diverse, global and cross-functional teams to develop & execute on global sales strategies to defend and grow various businesses.



Larry Kocher

Chief of Material
Innovations

25+ years experience aligning fibers and material development. Substrate and molding expertise directly relating to Innovation and manufacturing.

WHO WE ARE



ECOPHI
Architecture
+
Sustainable
Development



EcoPhi Architecture

Jess Allen Glowacki

LEED-AP, Assoc. AIA

EcoArchitect + Synthesist + BIM Innovation

Director, CEO - ECOPHI Architecture

Jess's passion for sustainable and innovative solutions to our built environment has led him to explore the world extensively.

Traverse City, Michigan native who has explored the world extensively in search of sustainable and innovative solutions to our built environment. From his Undergraduate and Masters in Architecture in Bozeman, Montana; Worked with Kath Williams + Associates for 2 years on LEED projects and still collaborates on large sustainable developments; 17 LEED projects around the world; 2 years with DWL Architects in Phoenix, Arizona; complete around the world trip during the 2009 recession; 4 years creating EkooBIM in Bogotá, Colombia; 2 years creating TB + Associates design build firm; 2 years creating relationships in bamboo architecture & eco-consulting in Indonesia & Asia; working with nonprofits SEEDS to solve economical EcoHousing; over 100+ BIM Revit Models, while running his own practice, EcoPhi Architecture for the past 10 years and has recently opened an office in Cairo, Egypt collaborating on EcoCity projects in the Middle East. Jess has a love for nature and cities alike, blending the fabric of our existence in a holistic manner relating to the senses expressed by the environment through experience is essential to his creative explorations and solutions. With a hunger to be involved in solving issues in our social environmental context drives his passion to help co-create this world into a better place for generations to come...



FACULTAD DE ARTES
Bogotá, Colombia
17,724 m²



PRIVATE RESIDENCE
Michigan, USA
300 m²



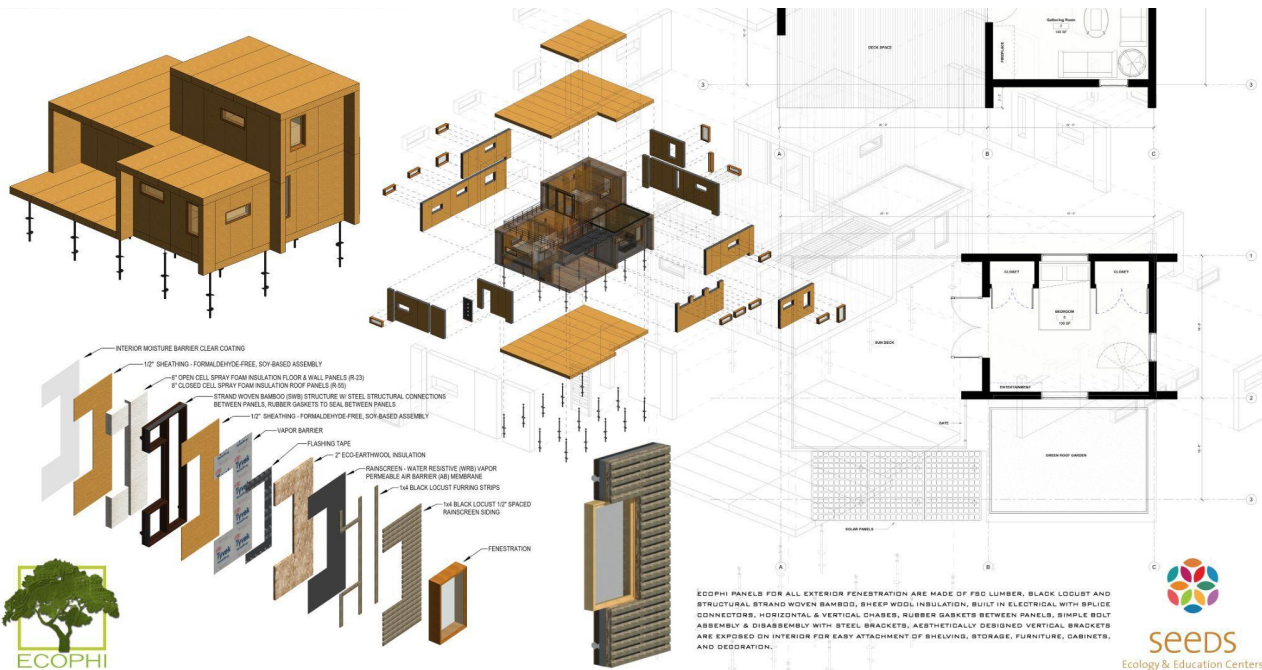


EcoPhi Architecture

Eco-architects: These eco-warriors are known for designing buildings that have a minimal impact on the environment through the use of **renewable** materials and **natural** energy sources.

We design using **sacred geometry** hence the **Phi** in EcoPhi the golden ratio **1.618**, which gives us an aesthetic proportion found in nature.

EcoPhi is driven to solve issues in our socio-environmental context, helping to co-create a shared future for **generations to come...**



OUR ASSOCIATES



CONTACT

Savor
the
World



ECOPHI

Jess Allen Glowacki

EcoPhi Architecture

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Thank you

