



Boston Cannabis Board

February 10, 2021

Boston city councilor sees recreational pot as part of state's drug solution

Tito Jackson is a lifelong resident of Roxbury's Grove Hall neighborhood and is the son of Herb and Rosa Jackson, two beloved community activists. As the former District 7 City Councilor, he represented all of Roxbury and parts of the South End, Dorchester and Fenway neighborhoods.

Prior to being elected to the Council, Tito was the Industry Director for Information Technology in Governor Deval Patrick's Executive Office of Housing and Economic Development where his portfolio focused on creating and sustaining jobs within Massachusetts and helping local businesses grow. As a member of the Patrick Administration, Tito brought 2,500 jobs to Massachusetts.

Tito is the founder of the Tito Jackson Community Fund, which has directly invested \$450,000 into the Boston community. Tito is an active leader in youth development programs such as Citizen Schools and Anytown/The Leadership Initiative and sits on the board of multiple organizations, including Heading Home, the Global Citizens Circle and the Boston Ballet.

Management Team



Tito Jackson
Founder and CEO



Lysah Hebron, MBA
COO



Jennifer Smith, MBA
CFO



Blake Williams
CGO



Est. 2016



HARVARD
BUSINESS SCHOOL



Est. 2016



H&R BLOCK



ENLIGHTENED HEALTH



Cambridge
College



WELLESLEY



Consulting & Legal Team



Kerry Bowie
MSE, MBA



Maribel Mendoza
MBA



Chris Johns
MS, AIA, NCARB



Ellana Stinson
MD, MPH



Sankeetha Selvarajah, Esq.

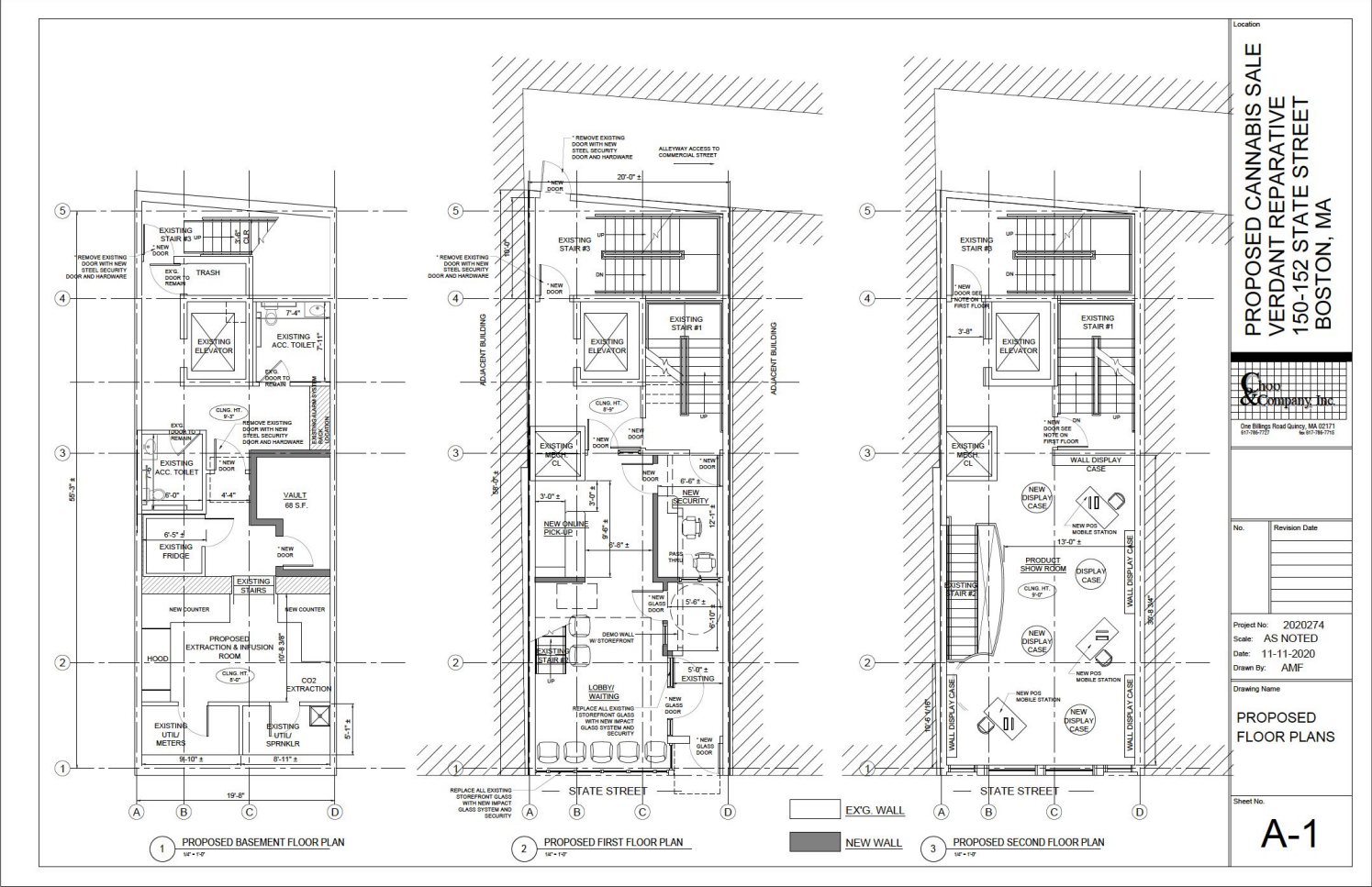


Proposed Location

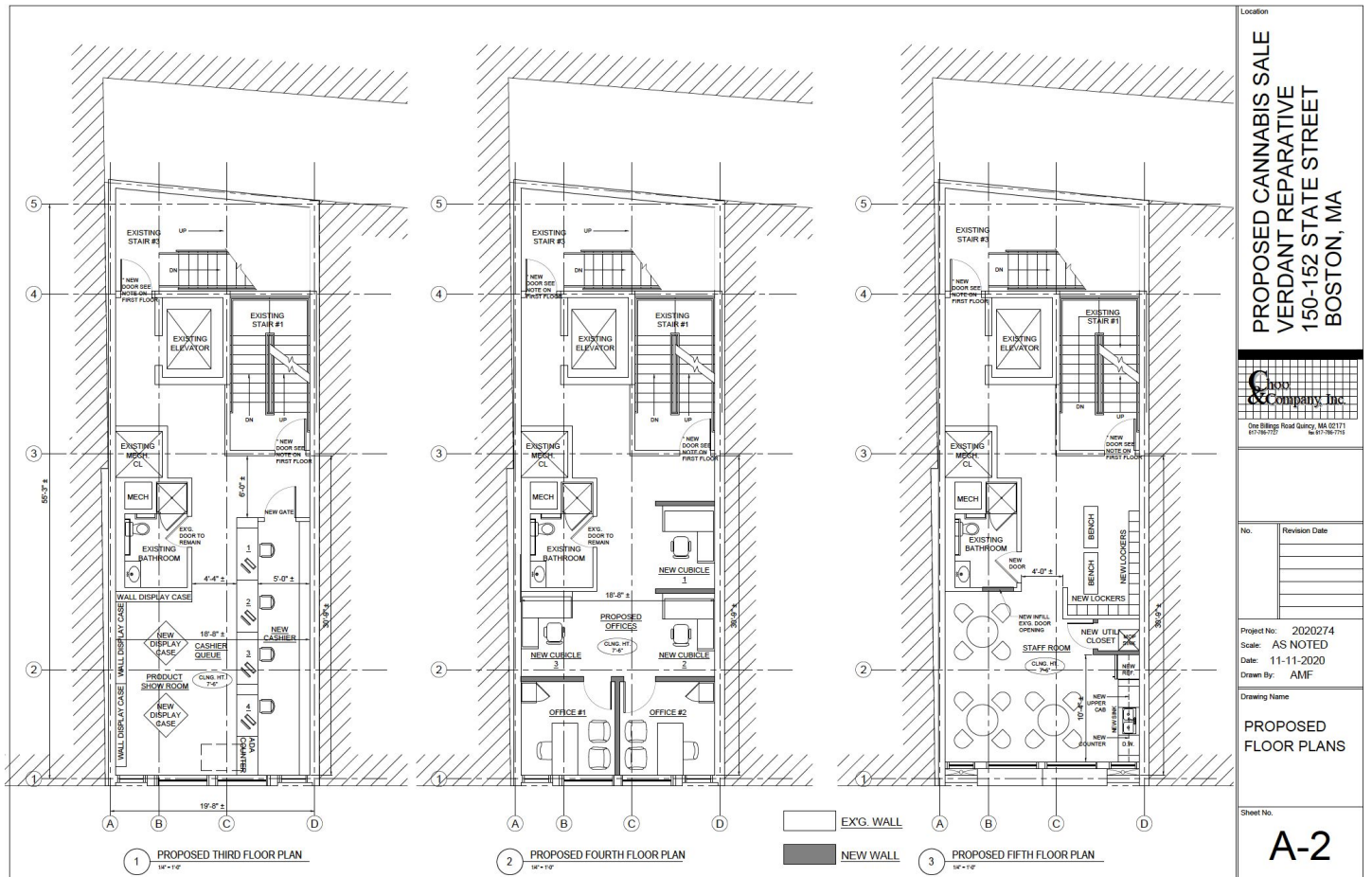
150 State Street, Boston MA



Verdant Reparative 150 State Street, Boston MA



Verdant Reparative 150 State Street, Boston MA



Location
**PROPOSED CANNABIS SALE
 VERDANT REPARATIVE
 150-152 STATE STREET
 BOSTON, MA**

CL
 & Company, Inc.
 One Village Road Quincy, MA 02271
 617-386-7322 617-386-7373

No.	Revision Date

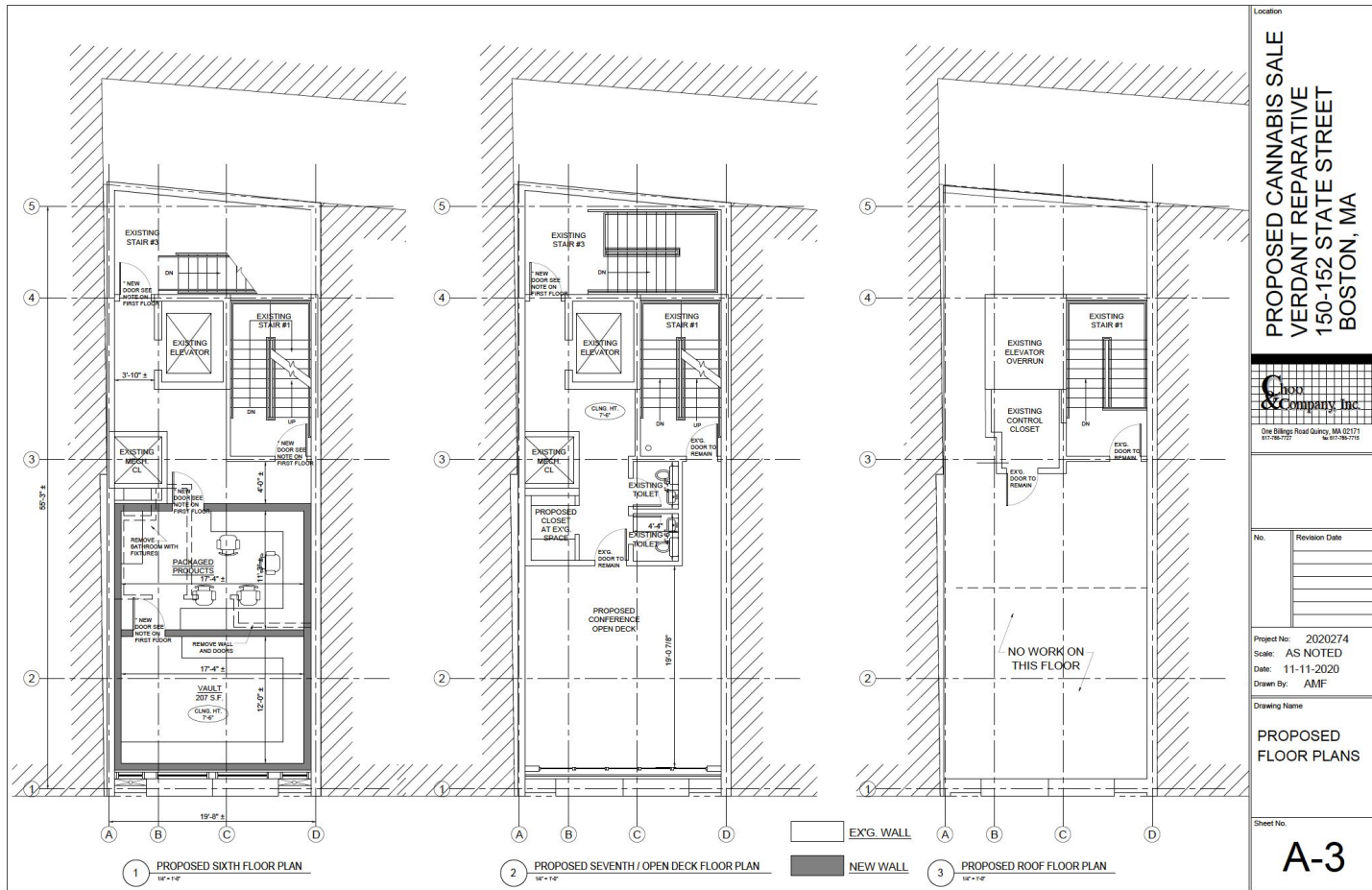
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 Scale: AS NOTED
 Date: 11-11-2020
 Drawn By: AMF

Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-2



Verdant Reparative 150 State Street, Boston MA



Location
PROPOSED CANNABIS SALE
VERDANT REPARATIVE
150-152 STATE STREET
BOSTON, MA

WOOD
& Company, Inc.
 One Village Road Quincy, MA 02271
 617-786-7757 Fax 617-786-7718

No.	Revision Date

Project No: 2020274
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Drawing Name
PROPOSED FLOOR PLANS

Sheet No.
A-3



Security Overview

Ensuring the safety of customers, employees, and the surrounding community is the chief priority of our team.



Security Protocol: Access Control

- The dispensary will be monitored live by security on site during all hours of operation by numerous security personnel in both the dispensary and offsite.
- Security staff will enforce strict access control procedures on the dispensary. Loitering, public consumption, and other nuisance behaviors will be prohibited on site.
- Security systems will include extensive video surveillance with integrated alarms.
- Video surveillance will be present throughout the exterior of the facility, all doors and windows, and any interior portion of the facility that will contain marijuana. Alarm systems will include intrusion detection sensors on access points including doors and windows. Video and alarms will be monitored 24/7 by FTG Security's offsite team. We will work with local law enforcement to ensure the best possible surveillance coverage and to provide real time access to camera feeds.
- Alarm systems will be supported by backup generators so they remain operational in the instance of a power outage.

Security Protocol: Interior Safety

- Access to different points of the facility is maintained through a tiered access card system. Access can be revoked instantly electronically.
- Products will be located in locked, secure vaults under video surveillance. No more than the anticipated inventory required for two days will be stored on site.
- **Duress, panic, and hold-up alarms will be located strategically throughout the facility.**
- Security agents will monitor the interior and exterior of the facility on alert for suspicious behaviors. They will be trained on Standard Operating Procedures to respond instantly in crisis situations.

Security Protocol: Preventing Diversion

- All marijuana and marijuana products are tracked by weight from **seed-to-sale** by a sophisticated tracking system. Through this program, Verdant staff and state officials have access to intimate details about the life cycle of each plant, including each individual that has interacted with it during stages of the growing, processing, transportation, and retail processes.
- Employees who divert product, intentionally or negligently, will be terminated immediately and reported to law enforcement. Customers who divert product will be banned from the facility and reported to law enforcement.
- Verdant's hiring and training process will be designed to reduce the potential for product diversion with a heavy emphasis on customer education.

Security Protocol: Preventing Youth Consumption

Verdant's marketing and branding efforts will be targeted towards adults only.

- Our products will not resemble realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.
- Visitors to our website will be required to verify that they are over 21 years of age.
- Visitors are required to present age identification three times before they are allowing to assess our products.

Verdant's Physical Security Plan

- Plan to open location with between 8-12 Security Staff (equivalent to the largest nightclub security staff in the area) at a time to ensure the safety of customers, community and staff
- Officers will be present in uniform at all times outside the facility and inside the facility to ensure safety for all.
- Spoke with Commissioner Gross. He directed us to coordinate with A-1 and follow Captain Cicollo's assessment of BPD Officers needed onsite.

Nuisance Prevention

- Our success as a cannabis operator is a direct reflection of our commitment to the surrounding community.
- Staff and security personnel will undergo rigorous training to implement a series of Standard Operating Procedures to ensure that they are educated about on-site safety protocol, safe transportation and storage of product; prevention of diversion to unauthorized parties; and prevention of neighborhood nuisance.
- Consumption of marijuana on-site or in the immediate neighborhood will not be tolerated. Anyone found in violation of this provision will be reported to law enforcement and not allowed back.
- Local business owners and residents will be given the direct contact information of our local dispensary manager, and my personal direct contact who will be on call to address and immediately remedy any issues that arise.

Nuisance Prevention

- Upon their first visit to our facility, customers will sign a **'Community Norms Agreement'** indicating that they have been educated on how to appropriately consume, transport, and store their product. They also indicate that they understand that the following behaviors will not be permitted on site or in the community at large.
 - Any disturbance of the peace
 - Public consumption of cannabis
 - Illegal activity under state or local law
 - Excessive littering
 - Excessive loitering or pedestrian / vehicular traffic
 - Illegal parking or violations of state and local traffic laws
 - Queuing of patrons or other obstructions of the public or private way
- **Queuing technology to ensure there are not long lines when we open.**
- **All products will arrive pre-packed limiting any odor on site.**
- **Signage will be discrete and for the purposes of wayfinding only.**

The Boston Cannabis Board Rubric

1. Diversity and Inclusion Plan - 25%
2. Employment Plan - 20%
 - a. Plan for employment of Boston residents.
 - b. Plan for employment of minorities and women.
 - c. Plan for offering competitive wages and benefits for local residents.
 - d. Plan for employment of individuals with criminal records.
3. Community Feedback/Public Support - 20%
 - a. Letters of support from local elected officials.
 - b. Letters of support from local community organizations.
4. Location, Safety and Security - 20%
 - a. Plan for on-site security personnel.
 - b. Plan for building and product security.
 - c. Plan for protecting youth from accessing the product.
5. Parking/Transportation Plan - 15%
 - a. Access to public transportation.
 - b. Accessibility and amount of on-site parking.
 - c. Plan for the transportation and delivery of product.
 - d. Plan for the transportation of monies to and from the site

Verdant Reparative's Diversity and Inclusion Plan

Verdant is currently a 100% Black Owned and Controlled Company seeking to operate a successful vertically integrated cannabis company, open the doors of economic opportunity for those who have been disproportionately affected by the war on drugs and build wealth in the communities we serve.

The aspects of the State Cannabis Control Commission requirements that we will focus on are as follows:

1. Reduce barriers to entry in the commercial adult-use cannabis industry; and
 2. Provide business assets (time, organization skills, finances) towards endeavors that will have a positive impact towards the promotion of sustainable, socially, and economically reparative practices in the cannabis industry in Massachusetts.
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1. Goals: one or more desired outcomes of the plan;
 2. Programs: detailed actions, activities, or processes that will be utilized or implemented to achieve the outlined goals; and 1 935 CMR 500.101(1)(c)(7)(k); 935 CMR 500.101(2)(e)(8)(k)
 3. Measurements: specific metrics that will be implemented to assess the progress and success of the program.

Verdant Reparative's Diversity and Inclusion Plan

Business Community

- MBE General Contractor
- MBE Cleaning Company
- MBE Garbage Company
- Purchase 10% of Products from other Economic Empowerment/Social Equity Vendors as available
- Verdant Shop Local Card - Cross Promoting Local Businesses in the area
- Senior Education Equity Department-Senior Educators will be employed part-time to educate their peers on the safe and effective use of cannabis products
- Community Art Presentation Expose (CAPE) - Monthly Features of Local Artists Work in the Dispensary. Each month we showcase amazing local Boston area artists at all of our dispensary locations.

Verdant Reparative's Diversity and Inclusion Plan

Community

- Cannabis Employment Training Uplift Program (CETUP)

This program is designed to provide free cannabis industry specific skills training apprenticeship course for individuals who are formerly or currently involved in the criminal justice system. The objective is to provide these individuals with all the vital skills needed to enter, exceed and excel in the cannabis industry. We will hold classes for 20 residents a year. We will work in conjunctions with Violence in Boston, Gang in Green, Sheriff Tompkins, Dorchester and Roxbury District court probation departments to source talent. The goal of the program is not merely job training but job placement. We are committed to a goal of 20% of our workforce to be individuals with a Cori, a spouse or parent with a Cori.

- 4 CORI Expungement Events Annually
- Host 3 career fairs in Boston and areas designated by the Cannabis Control Commission as areas of disproportionate impact
- Verdant Ventures Training and Application Access Program-Training and funding for Economic Empowerment, Social Equity and interested community members on how to open a cannabis business. It is our goal to pass on the needed skills and SOPs to succeed in application process.

Verdant Reparative's Employment Plan

Estimated 40 Employee Workforce

- \$16/hr Starting Pay
- Health Benefits
- 401k Program
- Paid Financial Literacy Training
- Recruit 20% of the establishment's employees from Boston and/or Massachusetts residents who have, or have parents or spouses who have, past drug convictions.
- Goal of 51% Boston Residents
- Goal of 51% People of Color
- Goal of 50% Women
- Down Payment/First, Last, Security Housing Assistance Fund
- 50% Subsidy for MBTA Passes
- Gold Level Blue Bike Membership for all employees
- 1 Year Anniversary Verdant Bike Bonus

Verdant Reparative's Employment Plan for individuals with criminal records

- Creating Reparations Fund to provide entrepreneurial education to those who have been previously incarcerated
 - \$100,000 annually
 - \$50,000 for training & \$50,000 for investing
 - Support related organizations/programs:
 - The Last Mile
 - Reentry Ventures
 - Majira Project
 - Boston Ujima Project
 - The Runway Project
- Recruit 20% of the establishment's employees from Boston and/or Massachusetts residents who have, or have parents or spouses who have, past drug convictions.



Verdant Reparative's Parking and Transportation Plan

Public Transportation

- Wharf District is a transportation hub and offers a wide range of multi-modal transportation options including MBTA Train Blue and Orange Lines, MBTA Bus Lines, Commuter Rail, and Blue Bike stations.
- Blue Bike Program
- Potential partnerships with Uber and Lyft

Parking

- Plentiful Paid Parking Garage options in the area with thousands of spaces (working to negotiate discount parking for Verdant Reparative Customers)
- Street Parking

Verdant Reparative's plan for the transportation and delivery of product

General Overview

Verdant Medical, Inc. ("Verdant") will ensure that all transported marijuana and products are properly tracked through its seed-to-sale tracking system. Verdant will properly track and label all seeds and clones in the form and manner deemed acceptable by the Commission. Verdant will only transport marijuana from its licensed facilities to other licensed Marijuana Establishments as permitted by Verdant's license.

There will be no advertising, marketing or branding, including, but not limited to, vinyl-wrapped vehicles, signs, logos or markings, indicating that the vehicle is being used to transport marijuana on transportation vehicles or company cars.

In the event that any marijuana product is undeliverable or refused by the destination, Verdant will ensure that it will be transported back to Verdant's originating facility.

Verdant will staff all vehicles transporting marijuana and marijuana products with at least two Verdant agents, one of whom will remain in the vehicle at all times that the vehicle contains marijuana or marijuana products. Prior to departing the premises to transport marijuana products, Verdant will make a video record of weighing, inventorying, and accounting for all marijuana products to be transported.

When receiving transported marijuana, within eight hours after arrival, Verdant will re-weigh, re-inventory, and account for, on video, all marijuana and marijuana products received. When videotaping the weighing, inventorying, and accounting of marijuana and marijuana products before transportation or after receipt, Verdant will ensure that the video shows each product being weighed, the weight, and the manifest.

Prior to departure from its facility, Verdant will package marijuana and marijuana products in sealed, labeled, and tamper-resistant or child-resistant packaging, and ensure that marijuana and marijuana products remain as such during transportation.

All vehicles and transportation equipment used in the transportation of marijuana products requiring temperature control for safety must be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana or marijuana products from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c). Any vehicle used to transport marijuana or marijuana products will be owned or leased by Verdant or a marijuana transporter, will be properly registered, inspected and insured in the Commonwealth, and equipped with an alarm system.

In the case of an emergency stop during the transportation of marijuana or marijuana products, Verdant will maintain a log describing the reason for the stop, the duration of the stop, the location of the stop, and any activities of its personnel exiting the vehicle.

Verdant will ensure that all routes used for the transportation of marijuana or marijuana products are randomized and remain within the Commonwealth.



Verdant Reparative's plan for the transportation and delivery of product

Storage Requirements

Verdant will transport marijuana and marijuana products in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed.

Storage and transportation of finished products will be under conditions that will protect them against physical, chemical, and microbial contamination, while also protecting against deterioration of finished products or their containers. Marijuana and marijuana products will not be visible from the outside of the vehicle.

If and when Verdant transports marijuana or marijuana products to more than one Marijuana Establishment at a time, the marijuana and marijuana products for each marijuana establishment will be kept in a separate locked storage compartment during transportation, and separate manifests will be maintained for each marijuana establishment. If and when Verdant is transporting marijuana and marijuana products to multiple marijuana establishments, Verdant will obtain permission from the Commission to adopt reasonable alternative safeguards. When transporting marijuana and marijuana products, no other products will be transported or stored in the vehicle nor will firearms be located in the vehicle or on transporting agents.

Verdant Reporative's plan for the transportation and delivery of product

Communications

Any vehicle used by Verdant to transport marijuana and marijuana products will contain a global positioning system (GPS) monitoring device that is: 1) not a mobile device that is easily removable; 2) attached to the vehicle at all times that the vehicle contains marijuana and marijuana products; and 3) monitored by Verdant during transport of marijuana and marijuana products. Verdant will obtain an inspection from the Commission prior to initial transportation of marijuana and marijuana products and after any alteration to the locked storage compartment.

Each Verdant agent transporting marijuana products will have access to a secure form of communication with personnel at Verdant at all times that the vehicle contains marijuana and marijuana products. Verdant will utilize either two-way digital or analog radio, cellular phones, or satellite phones for these purposes dependent upon the transportation area, base capabilities, cellular signal coverage, antenna coverage, and frequency of transportation.

Prior to and immediately after leaving Verdant premises, Verdant agents will be required to use a secure form of communication to contact agents at the Verdant facility to test communications and GPS operability. In the event that communications or the GPS system fail while on route, the Verdant agents transporting marijuana or marijuana products must return to the originating Verdant location until the communication system or GPS system is once again operational.

Marijuana establishment agents transporting marijuana or marijuana products will be required to contact the Verdant facility when stopping at and leaving any scheduled location, and regularly throughout the trip, at least every 30 minutes.

Verdant will ensure that there is a Verdant agent assigned to monitoring the GPS unit and secure form of communication, who will be required to log all official communications with marijuana establishment agents transporting marijuana products. All manifests used in the transportation of marijuana will be filled out by Verdant agents in triplicate, with the original manifest remaining with Verdant, a second copy provided to the destination marijuana establishment upon arrival, and a copy to be kept with the Verdant agent during transportation and returned to the marijuana establishment or marijuana transporter upon completion of the transportation. Verdant will securely transmit the manifest to the destination marijuana establishment via facsimile or email prior to departure.

Verdant Reparative's plan for the transportation and delivery of product

Communications (cont.)

Upon arrival at the destination marijuana establishment, Verdant's agents will compare the manifest produced by Verdant agent and the copy transmitted by facsimile or email to the destination marijuana establishment. Each manifest will include, at a minimum, the originating marijuana establishment name, address, and registration number; the names and registration numbers of the agents who transported the marijuana products; the name and registration number of the marijuana establishment agent who prepared the manifest; the destination marijuana establishment name, address, and registration number; a description of the marijuana and marijuana products being transported, including the weight and form or type of the product; the mileage of the transporting vehicle at departure from Verdant and mileage upon arrival at destination marijuana establishment, as well as mileage upon return to Verdant; the date and time of departure from Verdant and arrival at destination marijuana establishment for each transportation; a signature line for the marijuana establishment agent who receives the marijuana products; the weight and inventory before departure and upon receipt; the date and time that the transported products were re-weighed and re-inventoried; the name of the marijuana establishment agent at the destination marijuana establishment who re-weighed and re-inventoried products; and the vehicle make, model, and license plate number.

Verdant will maintain the manifest inside of its vehicle throughout the entire transportation process until delivery is complete. All transportation manifests will be retained by Verdant for a minimum of one year and will be available for inspection by the Commission upon request.

Should any unusual discrepancy occur in weight or inventory, Verdant agents will document and report the discrepancy to the Commission and law enforcement authorities not more than 24 hours after the discovery of such a discrepancy. Verdant agents will report to the Commission and law enforcement authorities any vehicle accidents, diversions, losses, or other reportable incidents that occur during transport, not more than 24 hours after such accidents, diversions, losses, or other reportable incidents.

Each agent transporting or otherwise handling marijuana or marijuana products for Verdant will be registered as a marijuana establishment agent and have a driver's license in good standing issued by the Massachusetts Registry of Motor Vehicles for all classes of vehicle the marijuana establishment agent will operate for Verdant prior to transporting or otherwise handling Verdant's marijuana or marijuana products.

All Verdant agents will carry their registration cards at all times when transporting marijuana or marijuana products for Verdant and will produce their registration card to the Commission or law enforcement officials upon request. Verdant will use best management practices to reduce energy and water usage, engage in energy conservation, and mitigate other environmental impacts wherever possible.

Representatives of the Commission, other Commonwealth agencies, and emergency responders responding in the course of an emergency will have access to all Verdant transportation vehicles as necessary.



Verdant Reparative's plan for the transportation of monies to and from the site

Verdant Medical will adhere to all Cannabis Control Commission requirements for Cash Handling and Transportation:

Cash Handling and Transportation Requirements. (a) A Marijuana Establishment with a contract to deposit funds with a financial institution that conducts any transaction in cash shall establish and implement adequate security measures and procedures for safe cash handling and cash transportation to financial institutions or DOR facilities to prevent theft and loss, and to mitigate associated risks to the safety of employees, customers and the general public. Adequate security measures shall include:

1. An on-site secure locked safe or vault maintained in an area separate from retail sales areas used exclusively for the purpose of securing cash;
2. Video cameras directed to provide images of areas where cash is kept, handled and packaged for transport to financial institutions or DOR facilities, provided that the cameras may be motion-sensor activated cameras and provided, further, that all cameras be able to produce a clear, still image whether live or recorded;
3. A written process for securing cash and ensuring transfers of deposits to the Marijuana Establishment's financial institutions and DOR facilities on an incremental basis consistent with the requirements for deposit by the financial institution or DOR facilities; and

Verdant Reparative's plan for the transportation of monies to and from the site

Verdant Medical will adhere to all Cannabis Control Commission requirements for Cash Handling and Transportation (cont.):

4. Use of an armored transport provider that is licensed pursuant to M.G.L. c. 147, § 25 (watch, guard or patrol agency) and has been approved by the financial institution or DOR facility. 935 CMR: CANNABIS CONTROL COMMISSION 11/1/19 935 CMR - 163 500.110: continued (b) Notwithstanding the requirement of 935 CMR 500.110(7)(a)(4), a Marijuana Establishment may request an alternative security provision under 935 CMR 500.110(2) for purposes of cash transportation to financial institutions and DOR facilities. Any approved alternative security provision shall be included in the security plan shared with law enforcement in the municipality in which the Marijuana Establishment is licensed and periodically updated as required under 935 CMR 500.110(1)(q). To be determined to provide a sufficient alternative, any such alternative safeguard shall include, but may not be limited to:

1. Requiring the use of a locked bag for the transportation of cash from a Marijuana Establishment to a financial institution or DOR facility;
2. Requiring any transportation of cash be conducted in an unmarked vehicle;
3. Requiring two registered Marijuana Establishment Agents employed by the Licensee to be present in the vehicle at all times during transportation of deposits;
4. Requiring real-time GPS tracking of the vehicle at all times when transporting cash;
5. Requiring access to two-way communications between the transportation vehicle and the Marijuana Establishment;
6. Prohibiting the transportation of Marijuana or Marijuana Products at the same time that cash is being transported for deposit to a financial institution or DOR facility; and
7. Approval of the alternative safeguard by the financial institution or DOR facility. (c) All written safety and security measures developed under 935 CMR 500.105(7) shall be treated as security planning documents, the public disclosure of which would jeopardize public safety.



Boston Cannabis Board

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