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By City Clerk at 10:17 am, Jun 10, 2021

CASTLELEAF

FOR THE COMMUNITY. BY THE COMMUNITY.



A Boston Company

for the Allston/Brighton Neighborhood

THIS MEETING WILL BEGIN
MOMENTARILY

PLEASE NOTE

Your connection/line will be **on mute** until the
Q&A section of the presentation

This meeting will be recorded and made publicly
available following the meeting

**We will respond to all questions at the end
of the presentation**

PUBLIC MEETING DETAILS

- Abutters Within 300 Feet Radius Notified
- Abutters Notified via Certified Mail
- Legal Notice Posted 2-Weeks in Advance
- Meeting Materials Made Available In Advance of Tonight's Meeting

MEETING AGENDA

- Introductions, Meeting Guidelines & Information
- CASTLELEAF Presentation
- Question & Answer Period

COMPANY OVERVIEW

BY THE COMMUNITY. FOR THE COMMUNITY.

CASTLELEAF is a **100% locally owned *and* operated** adult-use cannabis company dedicated to creating a community-driven business model that respects the interests, principles, and values of the Allston/Brighton neighborhood.

Founded solely by Boston residents and business owners, including majority owner and Brighton community leader **Dwan Packnett**, **CASTLELEAF** plans to hire the majority of the workforce from within our community at our store located in the neighborhood we all call home.

CASTLELEAF

COMMUNITY BASED COMPANY

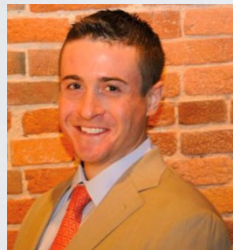
EXPERIENCED TEAM. DEDICATED TO LOCAL INVESTMENT.

CASTLELEAF Leadership



Dwan Packnett

Co-Founder, Largest Shareholder
Former Housing & Neighborhood Development
Official, City of Boston



David Gambone

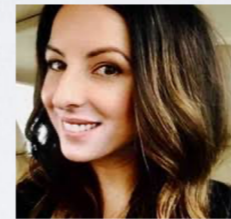
Co-Founder, Investor, Dad, Developer
Real Estate Investment and Development



Michael McDade

Co-Founder, Property Owner, Dad, Security Expert
Founder & CEO, Galaxy Integrated Technologies, Inc.

CASTLELEAF Experts



Michelle Foley

Cannabis Retail Operations Expert



Jay Youmans

Smith, Costello & Crawford Public Policy Law
Author of State Medical Marijuana Regulations



Tom Scott

Scott Griffin Architects
30+ Years Commercial & Retail Site Development

GALAXY INTEGRATED TECHNOLOGIES, INC.

WORLD-CLASS SECURITY. A BRIGHTON COMPANY.

WHO WE ARE

Since 1984, Galaxy has provided state-of-the-art security for major institutions throughout New England and around the Globe. Clients have included, among others:

- Gillette Stadium
- US Government, including many US Naval Bases
- 15 Airports, including Logan Airport (post 9/11)
- Mass General Hospital, Saint Elizabeth's Hospital, Franciscan Hospital

SERVICES PROVIDED

Galaxy has provided clients all-encompassing security, including: On-Site & Remote Management; Security Build Out Design & Implementation; Engineering Support; Project Management; Security Protocols; Operational Security; Electronic Security; Architectural Security

COMMUNITY BASED COMPANY

EXPERIENCED TEAM. DEDICATED TO LOCAL INVESTMENT.

- We are long-standing and dedicated community members of Allston/Brighton.
- We strive to be the model for other Boston communities to look to on how people who live and work in the community can become a part of this burgeoning new industry within their own community.
- **CASTLELEAF** is made up of hard-working, community entrepreneurs have collectively lived, worked or owned businesses in the Allston/Brighton community for over 45+ years.

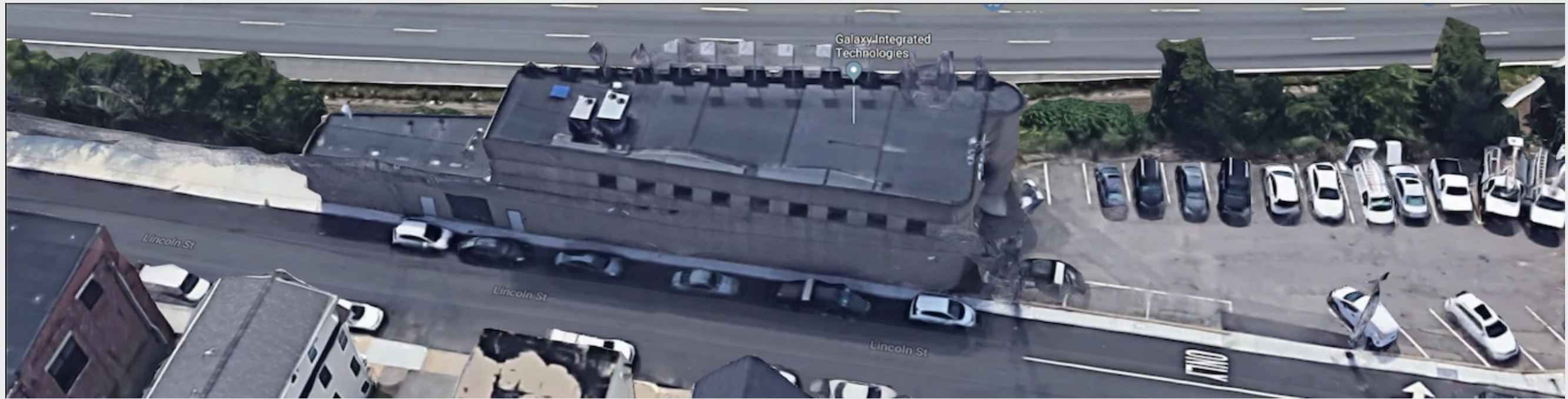
OUR GOAL: CREATE A LOCAL & LASTING ECONOMIC OPPORTUNITY

Phase 1: Retail

- Adult-use Retail on first floor
- Create 30-40 new careers (80% Full-time)
 - Entry-level thru Management
 - Local hiring priority

Phase 2: Product Manufacturing

- Product Manufacturing on second floor
- Create 5-10 new careers (80% Full-time)
 - Provide specialized manufacturing skills
 - Build local brands thru wholesale sales & distribution to local area



LOCATION HIGHLIGHTS

- Commercial Zoned
- Single, Non-Contiguous Parcel
- Secure “Fortress Style” Building
- Central to Public Transit (Bus, Train, Bike, Proposed Shuttle)
- On-Site Parking Lot
- Convenient footbridge access to corporate offices across highway

100 LEO M. BIRMINGHAM PARKWAY

SIDE EXTERIOR



WAREHOUSE



- Secure Building

- Concrete Exterior
- No Street Level Windows
- Limited Entry Points

- Attached Warehouse Complete w/ Dry Dock
- Secure Garage: NO Product Deliveries on Street – EVER

CASTLELEAF

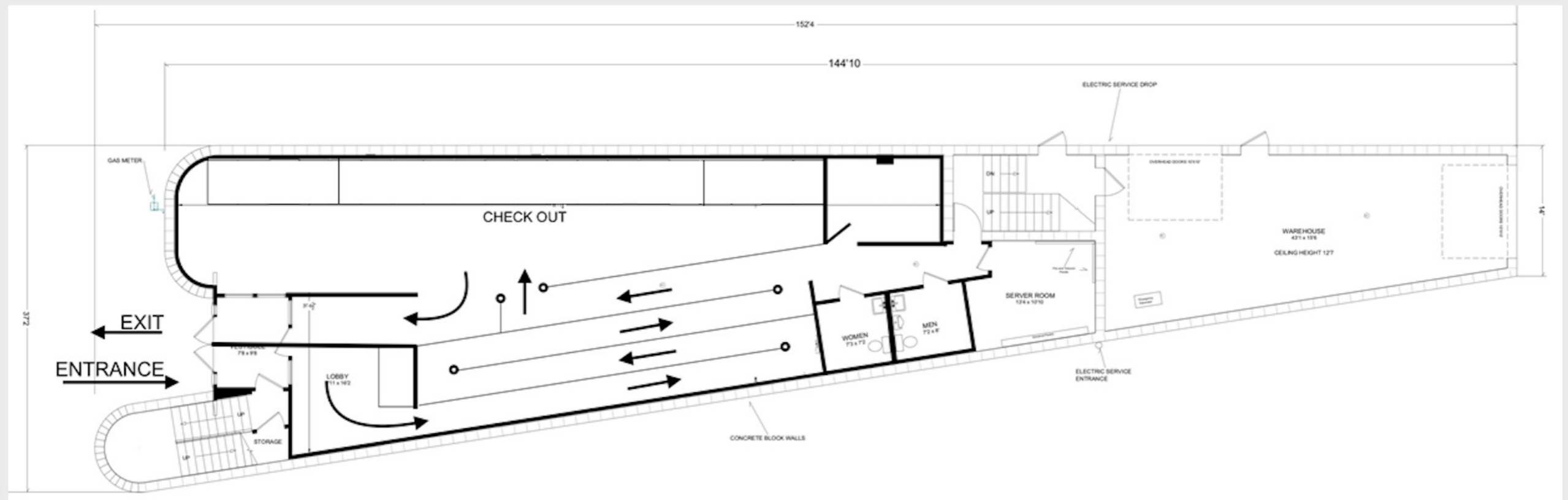
WHAT WE ARE PROPOSING

PROPOSED HOURS OF OPERATION

- Monday - Saturday: 10:00 AM - 9:00 PM
- Sunday: 10:00 AM - 7:00 PM

Expansive Sales Floor – Efficient Customer Experience

- Ample space for customer cueing (inside only)
- Express online ordering
 - Anticipate 30-50% of daily transactions (2-3min per transaction)
- Ability to leverage automated appointment only system as needed
 - Will work with community to ensure smooth roll-out



100 LEO M. BIRMINGHAM PARKWAY



TRANSPORTATION

A MULTI-FACETED APPROACH



HIGHWAY ACCESS

- Soldiers Field Road
 - 0.3 Miles Away
- Mass Pike
 - 1.0 Mile Away

PUBLIC TRANSIT

COMMUTER RAIL

- Boston Landing
 - .33 Miles Away

86 BUS

- Market @ Centola
 - 190 Feet Away

SHUTTLE SERVICE

ALTERNATIVES

- Shuttle Service
- Designated Ride Share Drop Off
- Dedicated On Site Bike Parking

CUSTOMER MANAGEMENT

AGE VERIFICATION

- Entry *only* granted to individuals 21+ years of age with proper identification.
- Prior to entry, trained security associate will ID each customer utilizing IDscience Scanners.
- Require all customers clear a second ID verification at check out prior to purchase.

ZERO-TOLERANCE POLICY

- Any customer found consuming products on site or in the surrounding area, including Portsmouth Park will be documented and served a lifetime ban from CASTLELEAF.
- CASTLELEAF to maintain full complement of security personnel to monitor site and conduct routine perimeter sweeps.
- Leveraging proven, best-in class tobacco prevention policies, no single pre-rolls will be sold.

FOCUS ON COMMUNITY

COMMUNITY BENEFITS

- Institute A-B First by maintaining local hiring preference for Allston/Brighton residents
- Conducting quarterly community meetings to ensure continuous community communications and feedback
- Phone number for neighborhood or community concerns posted on front door with calls directed to retail management
- We plan to partner with local organizations & non-profits that provide resources directly for the Brighton/Allston neighborhood.
- Portsmouth Park, City of Boston
 - Install security camera
 - Volunteer clean-ups
- We plan to hold community listening sessions to determine potential ideas on how best we can serve the community, with particular attention to our abutters

FOCUS ON COMMUNITY

- CASTLELEAF is a 100% locally owned and operate
- CASTLELEAF is made up of hard-working, community entrepreneurs have collectively lived, worked or owned businesses in the Allston/Brighton community for over 45+ years
- Commercially zoned, secure location
- World-class security partner
- 30-40 new careers
- Zero-Tolerance Policy
- Quarterly community meetings
- Community-first focus

**THE QUESTION FOR
ALLSTON/BRIGHTON
NEIGHBORHOOD:**

WHO DO YOU WANT TO PARTNER WITH?

CASTLELEAF

FOR THE COMMUNITY. BY THE COMMUNITY.



FOR FURTHER QUESTIONS

DWAN PACKNETT

617 • 631 • 6838