



**ADULT USE CANNABIS RETAIL, MANUFACTURING AND
DELIVERY PROPOSED AT 1295-1297 RIVER ST HYDE PARK MA**

PROPOSAL OVERVIEW

PRESENTED BY GENEISE ISRAEL, CEO

- Suite 420 Wellness is a minority woman-owned Company looking to start a vertically-integrated Cannabis business in Hyde Park- Adult-Use Retail, Manufacturing and Home Delivery
- Geneise Israel, CEO is a Social Equity and Boston Equity Awardee from Mattapan and also lived in Boston majority of her life
- This would be a vertically-integrated business with 3 Separate complementary license types working in tandem to maximize efficiency and profit, and to create more employment opportunities through empowering entrepreneurship
- The Massachusetts Cannabis Control Commission has set aside this designation for restorative justice to those who have been disproportionately harmed by the War on Drugs. Suite 420 Wellness will also assist Massachusetts with this initiative through efforts described in the plan for positive community impact
- Positive Impact plan includes Creating Space for Cannabis where we help other entrepreneurs from disproportionate areas get started in business by offering Real Estate services, education and strategic partnerships as well as business guidance through networking events



MEET THE TEAM

Geneise Israel , CEO

Graduate of Northeastern University and Local Realtor with over 2 decades experience. Geneise has been certified as Boston Equity and Social Equity Status with the Cannabis Control Commission and the City of Boston. Geneise has gone through extensive training with the Cannabis Control Commission as a Social Equity Program Applicant

She has completed numerous cannabis education programs and has received accolades for her work in the industry: • Cultivate Launch Program - Accelerator at Cultivate Cannabis Company • Social Equity 2nd Cohort - Massachusetts Cannabis Control Commission Social Equity Program

Geneise has been in the Cannabis Industry as a Founding Business Entrepreneur for almost 3 years. She has assisted multiple Massachusetts Cannabis Businesses in finding and securing their Business location and she is listed on the Massachusetts Cannabis Control Commission



Flowhub, Compliance

Dispensary management and payments platform that helps retailers stay compliant, streamline operations, and sell more cannabis with full flexibility and control Flowhub helps dispensaries run fast, smooth, and compliant business operations

MEET THE TEAM (CONT.)

TRUSTED ADVISORS



ISG Integrated Security Systems, Security Advisors – John Griener

Managed Security Solutions, Business Intelligence and Integrated fire alarm System certified installer of Burglar Alarm Systems/ National Industrial Security Systems with over 30 years experience providing integrated system solutions including access control, video surveillance, intrusion detection and fire alarm to support all security initiatives for U.S. Department of Defense, federal, state and local government agencies and those private industries. ISG provides insight purpose built solutions for cannabis growers, retailers and delivery services.



Adaptive HR, Strategic Partner

Provide a fully integrated and customized payroll, HR, employee benefits, and 401k retirement solutions with the ability to scale for future growth. Provides transformational outsourced administrative, compliance, and strategic HR solutions and systems to cannabis businesses,

TNT Remodeling, Cannabis Business Development Management

Cannabis Business Construction Services



MEET THE TEAM (CONT.)

- Fuss and O'Neil Civil Transportation and Environmental Engineer –Transportation Engineer- Katherine Oshea

Transportation engineers plan, design, and build transportation systems and infrastructures such as highways, bridges, streets, and tunnels – along with supporting systems to handle things like lighting, safety, and traffic control.



- Caveney Architectural Collaboration

Cannabis Business Architectural Firm



PLAN FOR POSITIVE COMMUNITY IMPACT

- Inclusive Job Creation prioritizing Boston Residence
- Extremely secure location inside and outside the facility adding to redevelopment of the area
- Renovation of Building to continue adding value to area
- Community engagement and support for local initiatives
- Host Community Agreement with Boston
- increased tax revenue
- Educational Seminars offered to the Community
- Expungement Clinics
- Education Programs for previously incarcerated to boost Moral and Motivation and reduce recidivism

PROPOSED LOCATION

1295-1297 RIVER ST HYDE PARK MA



- 3600 sq ft of retail space in line with other area retail stores
- Commercial Zoning for Shopping Center
- **Hours of Operation** : 10 AM – 10 PM for 7 Days per week
- River St Bridge closed to motor vehicle travelers (open to pedestrians)
- New Bridge is \$12.5-million project set 2024 In line with Retail Store Opening



DENSITY CONTROL

1295-1297 RIVER ST HYDE PARK FALLS IN “NS” ZONE

- Zoning regulations for the Hyde Park Neighborhood District are to provide adequate density controls that protect established residential areas and direct growth to areas where growth can be accommodated;
- Cleary and Logan Square Neighborhood Shopping (NS-2) Subdistrict
- **Neighborhood Shopping (“NS”) Subdistricts**, providing convenience goods and services to the larger neighborhood and surrounding areas. The NS Subdistricts are further subdivided into NS-1 and NS-2 Subdistricts, the latter of which allows for moderately greater floor to area ratio (FAR) and promotes mixed use development. Both types of Neighborhood Business Subdistrict **encourage the development of neighborhood businesses that provide essential goods and services to, as well as jobs and entrepreneurial opportunities for, the Hyde Park community.**



BUFFER ZONE STATEMENT

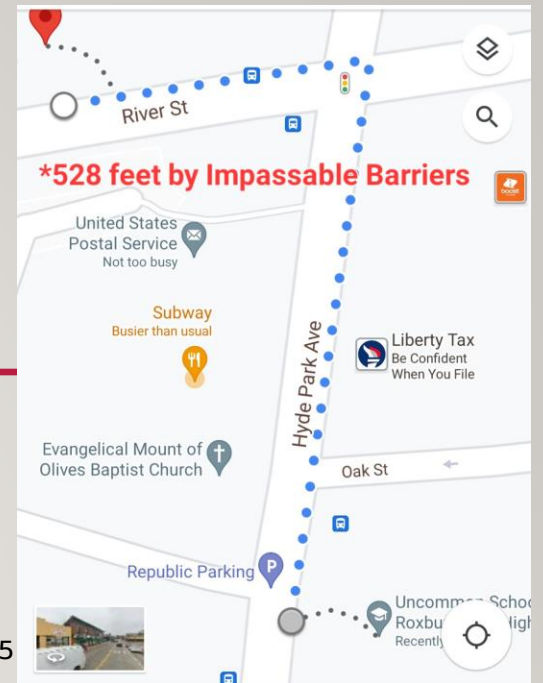
SPECIAL CONDITIONS-LOCATION

- Not located within 500ft of a public or private school (verified by Fuss & O'Neil Certified Surveyors)
- Not located within 500ft of a social service center or treatment center
- Located within 0.5 miles of another proposed cannabis Cultivation (different and complementary) 48 Walter St

*Special Conditions – Strait line distance to Pre-existing high School under 500 ft does not consider **impassable barriers** * 935

*The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance, **unless there is an Impassable Barrier within those 500 feet**; in these cases, the buffer zone distance shall be measured along the center of the **shortest publicly-accessible pedestrian travel path** from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance. 935 CMR

*Impassable Barrier means, for the purposes of determining the 500 feet buffer zone, a highway, public or private way or path, inaccessible structure, body of water, or other obstruction that renders any part of the 500-foot straight-line distance between a Marijuana Establishment Entrance and a School Entrance inaccessible by a pedestrian or automobile. 935 CMR 500.002:



PARKING AND TRANSPORTATION

- There are 5 dedicated employee spaces onsite
- There are an additional 8 shared employees spaces onsite
- There is street parking on Hyde Park Ave and 2 spots on River St
- There is dedicated rear access for Delivery Operations
- Hyde Park Commuter Rail MBTA station at 1 Pingree St Hyde Park is directly across the street (250ft) for Commuting or for an additional **121 paid parking spaces**
- This location has plenty of Access to Public Transportation and is Accessible **MBTA bus 50 or 32**





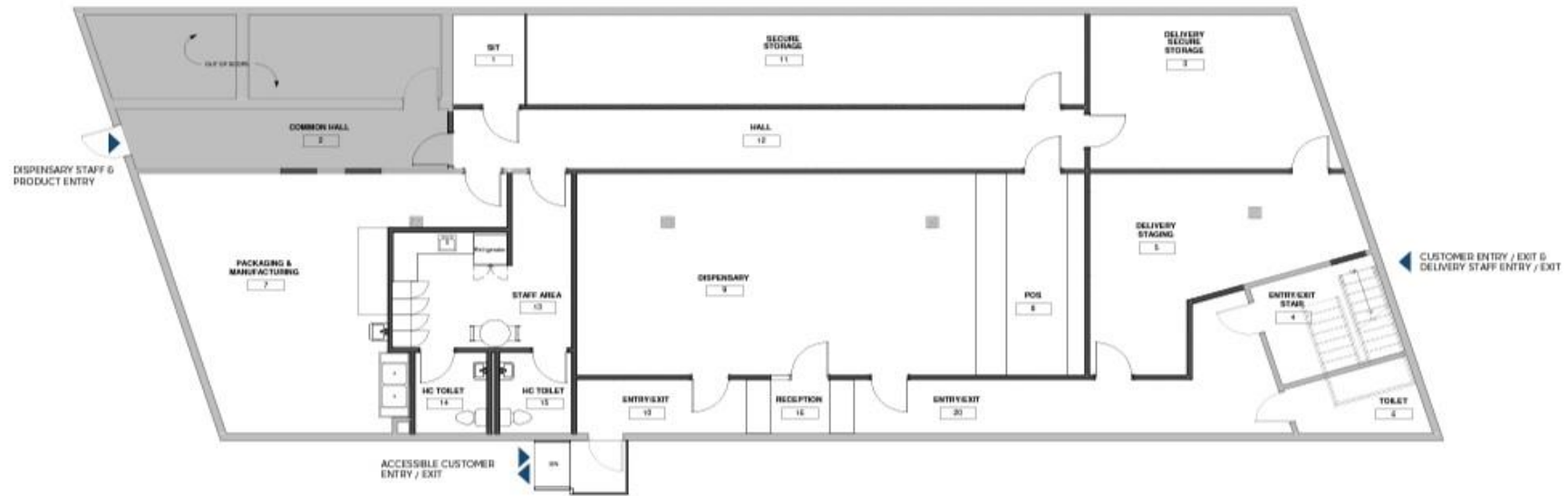
121 PARKING SPACES





Suite 420 Wellness
Cannabis Dispensary Hidden Treasure





1 01 FLOOR - PROPOSED
 1/4" = 1'-0"

APPROX. SQUARE FOOTAGE

TOTAL TRAMP AREA: 1,500 SF
 TOTAL DISPENSARY PUBLIC AREA: 1,500 SF
 TOTAL DELIVERY AREA: 1,500 SF
 TOTAL NON-PUBLIC AREA: 1,500 SF
 TOTAL TRAMP (EXCLUDING TRAMP AREA): 1,500 SF

PLAN LEGEND

EXISTING TO REMAIN
 PROPOSED FULL LEAD WALL
 PROPOSED HALF LEAD WALL

OVERALL FLOOR PLAN
 A1.0

420 WELLNESS
 1295 RIVER STREET
 HYDE PARK, MA 02136

PROJ. NO. 2302-04
 DATE: 05/26/2023
 DRAWN BY: MC



THIS PLAN IS FOR SPACE PLANNING &
 SCHEMATIC DESIGN PURPOSES ONLY. NOT
 FOR PRICING, NOT FOR CONSTRUCTION

TRAFFIC STUDY

Traffic Analysis for Suite 420 Wellness- 1295 River St Hyde Park MA



RESPONSIBLE CUSTOMER PLEDGE

- All Customers must sign a ‘Responsible Hyde Park Community Customer Agreement’ outlining and agreeing they have been educated on how to adequately handle, transport, and consume their product
- They also agree: the following behavior will not be permitted at risk being banned from the establishment. [Public consumption of cannabis Any illegal activity under state and local law; including Littering, Loitering, causing traffic, illegal parking or “other” violations of traffic ordinances]

PRODUCTS AND SERVICES

FLOWER		pricing by gram, 1/8 ounce, 1/4 ounce	
SATIVA	SMOKE MONSTER Sativa THC: 29.81% CBD: 0.51% 7.00 19.00 37.00	INDICA	KING KONG FINGERS Indica THC: 24.23% CBD: 1.24% 10.00 28.00 54.00
	ODIN'S RAVEN Sativa THC: 38.76% CBD: 1.21% 10.00 30.00 54.00		FUNKEE FLOWER Indica THC: 12.42% CBD: 3.21% 7.00 20.00 36.00
	LOGO LILLY Sativa THC: 29.45% CBD: 1.56% 12.00 32.00 60.00		THE NON PARANOID KIND Indica THC: 12.45% CBD: 2.65% 10.00 27.00 49.00
	BLACK MAMBA Sativa THC: 19.42% CBD: 0.02% 10.00 32.00 60.00		GARDEN GIGGLE Indica THC: 18.97% CBD: 3.45% 6.00 15.00 28.00
	CRAZY CHRON Sativa THC: 28.23% CBD: 0.32% 11.00 34.00 61.00		SOUR DIESEL Indica THC: 22.84% CBD: 1.45% 9.00 25.00 48.00
SHERBERT HERBERT Sativa THC: 34.87% CBD: 2.45% 6.00 15.00 30.00	PLUMDOG MILLIONAIRE Indica THC: 21.87% CBD: 4.94% 9.00 26.00 48.00	HYBRID	BONANZA BUDDY Hybrid THC: 29.78% CBD: 6.54% 6.00 20.00 38.00
	GARDEN GIGGLE Hybrid THC: 38.97% CBD: 3.45% 9.00 27.00 52.00		
	PIRATE'S DELIGHT Hybrid THC: 27.34% CBD: 1.08% 6.00 18.00 34.00		
	BIG WILLY STYLE Hybrid THC: 25.16% CBD: .98% 8.00 20.00 38.00		
	COUGHING CACTUS Hybrid THC: 17.90% CBD: 4.26% 8.00 25.00 40.00		
	MELON BALLER Hybrid THC: 25.12% CBD: 2.31% 8.00 22.00 40.00		

- Suite 420 Wellness will offer a full line of premium recreational marijuana products. Our catalogue of high grade products will come in a variety of options focused on Well-being
- Employees will be highly regarded for their friendly attitude and overall knowledge about cannabis they will deliver an unrivalled and charismatic experience
- Suite 420 Wellness will ensure that all our customers are given first class treatment whenever they visit our store. We will have a Relationship Management software that will enable us manage one on one relationships with our customers
- Online Ordering for Fast Pick up or Home Delivery



PRE-ROLLS		CARTRIDGES	
pricing by 1/2 gram, gram		pricing by 1/2 gram, gram	
BIG WILLY STYLE Sativa THC: 25.16% CBD: .98% 4.75 8.00	FUNKEE FLOWER Indica THC: 22.42% CBD: 3.21% 3.50 6.00	KOTTON CANDY Sativa THC: 75.34% CBD: 1.75% 22.00 39.00	
ODIN'S RAVEN Hybrid THC: 18.76% CBD: 1.21% 5.25 8.75	MELON BALLER Indica THC: 15.12% CBD: 2.31% 3.75 6.50	GOOD GOOD Sativa THC: 85.16% CBD: 1.98% 26.00 48.00	
SOUR DIESEL Sativa THC: 22.84% CBD: 1.45% 4.25 7.75	SMOKE MONSTER Hybrid THC: 29.81% CBD: 4.51% 3.00 5.00	SOMETHING SLOWER Indica THC: 58.76% CBD: 1.21% 20.00 38.00	
SEE YA LATER Indica THC: 9.21% CBD: 3.72% 4.00 7.50	PIRATE'S DELIGHT Sativa THC: 37.34% CBD: 1.08% 4.50 8.00	KIDZ BOP Sativa THC: 82.84% CBD: 1.45% 30.00 54.00	
GARDEN GIGGLE Indica THC: 18.97% CBD: 3.45% 4.50 7.75	BONANZA BUDDY Hybrid THC: 19.78% CBD: 6.54% 5.00 9.00	CONFUSINATOR Indica THC: 43.21% CBD: 3.72% 18.00 32.00	
PA POW! Hybrid THC: 18.78% CBD 3.8% 5.50 8.75	TANTRUM TAMER CBD THC: 0.0% CBD: 12.78% 4.00 7.00	MOM'S BASEMENT Indica THC: 68.97% CBD: 3.45% 22.00 40.00	



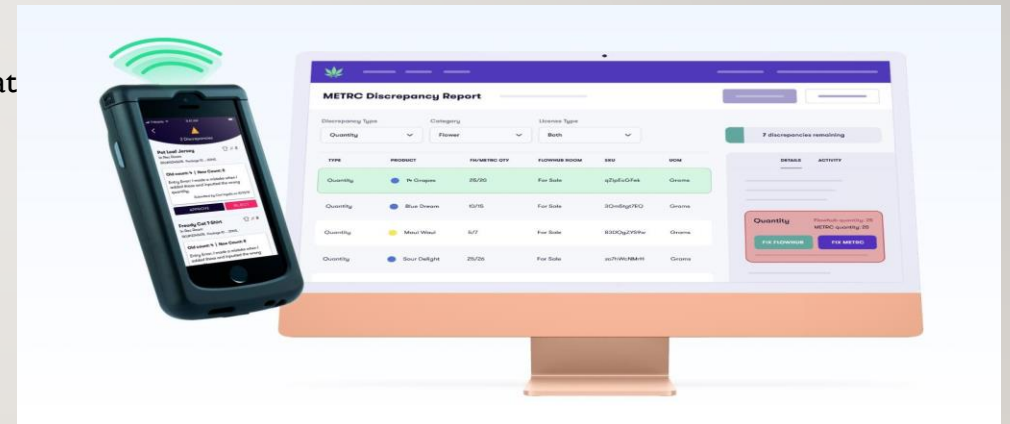
PREVENTING NUISANCE AND ID VERIFICATION

- 24/7 Cameras around the facility for building security
- Cameras in the storage area & around the vehicles for product security
- Anti break alarms on all windows
- Vehicle alarms, Body Cameras, and 2 person delivery plan
- Once a customer completes the pre-verification process they can now place orders for delivery
- Everyone is stopped at Front Entrance for ID verification with onsite security personnel. Only Patrons 21+ will be allowed inside the premises by on-site Security Personnel



PREVENTING DIVERSION

- Use of state approved seed to sale tracking system
- Development of chain of custody policies and procedures approved by the state
- Daily product delivery using unmarked vehicles and randomized routes
- Anti-diversion training for employees.
- Right to deny sales to any individual
- Utilization of appropriate packaging and labeling
- Storage of Marijuana in compliance with 935 CMR 500.105(11).
- Automate Compliance with over 30 technology integration partners to drive dispensary performance with online ordering, digital menus, analytics, payment processing, marketplace analytics
- Save Time Reconciling Inventory Data with In-App Metrc Discrepancy Management Systems
- Automated cannabis transportation software to optimize B2B and B2C transports





SECURE LOCATION

SECURITY REQUIREMENTS FOR MARIJUANA ESTABLISHMENTS (I) GENERAL REQUIREMENTS. A MARIJUANA

- Establishment shall implement sufficient safety measures to deter and prevent unauthorized entrance into areas containing marijuana and theft of marijuana at the Marijuana Establishment. Security measures taken by the licensee to protect the premises, employees, consumers and general public shall include, but not be limited to, the following:
 - (a) Positively identifying individuals seeking access to the premises of the Marijuana Establishment or to whom marijuana products are being transported to limit access solely to individuals 21 years of age or older;
 - (b) Adopting procedures to prevent loitering and ensure that only individuals engaging in activity expressly or by necessary implication permitted by these regulations and its enabling statute are allowed to remain on the premises;
 - (c) Disposing of marijuana in accordance in excess of the quantity required for normal, efficient operation;
 - (d) Securing all entrances to the Marijuana Establishment to prevent unauthorized access;
 - € Establishing limited access areas, which shall be accessible only to specifically authorized personnel limited to include only the minimum number of employees essential for efficient operation;

SECURE STORAGE

- (f) Storing all finished marijuana products in a secure, locked safe or vault in such a manner as to prevent diversion, theft and loss;
- (g) Keeping all safes, vaults, and any other equipment or areas used for the production, cultivation, harvesting, processing or storage of marijuana products securely locked and protected from entry, except for the actual time required to remove or replace marijuana;
- (h) Keeping all locks and security equipment in good working order;
- (i) Prohibiting keys, if any, from being left in the locks or stored or placed in a location accessible to persons other than specifically authorized personnel;
- (j) Prohibiting accessibility of security measures, such as combination numbers, passwords or electronic or biometric security systems, to persons other than specifically authorized personnel;
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SECURE PLANS

- (k) Ensuring that the outside perimeter of the Marijuana Establishment is sufficiently lit to facilitate surveillance, where applicable;
- (l) Ensuring that all marijuana products are kept out of plain sight and are not visible from a public place without the use of binoculars, optical aids or aircraft;
- (m) Developing emergency policies and procedures for securing all product following any instance of diversion, theft or loss of marijuana, and conduct an assessment to determine whether additional safeguards are necessary;
- (n) Developing sufficient additional safeguards as required by the Commission for Marijuana Establishments that present special security concerns; and
- (o) Sharing the Marijuana Establishment's security plan and procedures with law enforcement



LIMITED ACCESS AREAS

- (a) All limited access areas must be identified by the posting of a sign that shall be a minimum of 12” x 12” and which states: “Do Not Enter—Limited Access Area—Access Limited to Authorized Personnel Only” in lettering no smaller than one inch in height.
- (b) All limited access areas shall be clearly described by the filing of a diagram of the registered premises, in the form and manner determined by the Commission, reflecting entrances and exits, walls, partitions, vegetation, flowering, processing, production, storage, disposal and retail sales areas.
- (c) Access to limited access areas shall be restricted to employees, agents or volunteers specifically permitted by the Marijuana Establishment, agents of the Commission, state and local law enforcement and emergency personnel.
- (d) Employees of the Marijuana Establishment shall visibly display an employee identification badge issued by the Marijuana Establishment at all times while at the Marijuana Establishment or transporting marijuana.
- (e) All outside vendors, contractors and visitors shall obtain a visitor identification badge prior to entering a limited access area, and shall be escorted at all times by a marijuana establishment agent authorized to enter the limited access area. The visitor identification badge shall be visibly displayed at all times while the visitor is in any limited access area. All visitors must be logged in and out and that log shall be available for inspection by the Commission at all times. All visitor identification badges shall be returned to the Marijuana Establishment upon exit.



SECURE DELIVERIES



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- 24/7 Cameras around the facility
 - Cameras in the storage area & around the vehicles
 - Once a customer completes the pre-verification process they can now place orders for delivery
 - Upon Delivery our drivers will: a. b. c. Check Customer ID Check the ID matches the address of the order Observe the immediate vicinity
 - There must be two employees in the vehicle at all times.
 - Product has to be kept in a locked box.
 - There can be no stops between dispensary and customer.
 - Vehicles need to be tracked via physical GPS.

DIVERSITY AND INCLUSION GOALS AND PROGRAMS

- Suite 420 Wellness is 100% Committed to Diversity, Inclusion and Equity in the workforce and will maintain a diverse team of not only staff, but also management, leadership and strategic partnerships with ancillary businesses
- Suite 420 Wellness will create and maintain a working environment of collaboration and inclusion and offer opportunities to empower disenfranchised groups and promote social equity
- Commitment to hiring a diverse group of employees, leaders, suppliers, and contractors that reflect the demographic of the City of Boston.
- Encouraging a culture of open feedback
- Supporting employee resource groups
- Providing mentoring and coaching opportunities
- Actively work towards increasing diversity in leadership roles
- Attract and retain diverse talent



DIVERSITY AND INCLUSION MEASURES

- Suite 420 Wellness will strive to be a Employment Leader by maintaining 51% or more of employees have been a Massachusetts Resident for 12 months or more, as determined by the Commission; 51% or more of Executives have been a Massachusetts Resident for 12 months or more, as determined by the Commission; and 51% or more of ancillary business service expenditures purchased by Suite 420 Wellness have been from businesses with its primary place of businesses within Massachusetts.
- Track, share, and leverage essential metrics like representation and retention
- Build a D&I scorecard, such as a quantitative review system to hold leaders accountable and incentivized high scorers-

The quantitative review examines how many employees are hired, retained, and promoted from disadvantaged groups.

The qualitative review looks at aspects such as mentoring and support for employee resource groups. The scorecard is reviewed and reported out monthly and is used in part to determine 15% of executive bonuses and between 10% and 15% of manager bonuses.



EMPLOYMENT PLAN

- Suite 420 Wellness will conduct 50 hours of educational seminars targeted to residents of Areas of Disproportionate Impact in one or more of the following: Marijuana cultivation, Marijuana Product manufacturing, Marijuana retailing, or Marijuana business training.
- Suite 420 Wellness will help residents who have a conviction or continuance without a finding for an offense under M.G.L. c. 94C or an equivalent conviction in Other Jurisdictions; with expungement clinic opportunities and employment options where fit
- Suite 420 Wellness will continuously prioritize people of color, women, Veterans, persons with disabilities, and LGBTQ+ people in employment and leadership opportunities
- Suite 420 Wellness will strive to develop and demonstrate execution of, a Diversity Plan or Positive Impact Plan recognized as exemplary by the Commission
- Suite 420 Wellness will demonstrate support to persons from communities disproportionately harmed by marijuana prohibition or an Area of Disproportionate Impact as determined by the Commission.
- Suite 420 Wellness will adhere to Boston Living Wages Ordinance, and give priority to Boston resident applicants
- Suite 420 Wellness will offer Benefits package including health insurance, public transportation subsidies, paid time off and employee rewards



COMMUNITY FEEDBACK/PUBLIC SUPPORT



- 106 Letters of support from locals and abutters submitted
- Established Feedback loop to provide feedback from community members and other stakeholders by way of public announcements, open communication, direct contact with direct method of follow-up and the invitation to this introductory presentation
- Collaboration with Community to create a system of interactive input of allocation of 3% Community Impact Fee, civic engagement, and or charitable donation and community needs



OFFICE OF
RICARDO ARROYO
BOSTON CITY COUNCILOR
DISTRICT 5

Kathleen Joyce
Chair, Boston Cannabis Board
1 City Hall Square, 6th floor
Boston, MA 02201

July 17, 2023

Dear Chair Joyce,

I am writing to extend my support for Suite 420 Wellness to operate an adult-use retail and manufacturing cannabis establishment at 1295-1297 River Street in Hyde Park.

Suite 420 Wellness is a minority-owned business and is a certified Boston equity cannabis applicant as well as a state certified social equity applicant. The addition of this retail cannabis establishment in the neighborhood of Hyde Park will allow for the creation of new jobs, community investment, and engagement in local initiatives.

I strongly urge you to approve this applicant as they would be among the first minority owned cannabis dispensaries in the City of Boston and a strong community partner.

If you have any questions please do not hesitate to contact my office at 617-635-4210. Thank you for your time and consideration.

Sincerely,

Ricardo Arroyo
Boston City Councilor, District 5