

RIGHT TIME ROXBURY

2363-2365 Washington Street Roxbury MA 02119

@The Right Place



WHY ARE WE HERE?

- We are offering Roxbury a Cannabis Dispensary directly in front of Nubian Station the Heart of Nubian Square's commercial district.
- Our location is on a "nonresidential" strip three stores down from Silver Slipper, directly across from Arizona Pizza and Bank of America.
- In addition to being in front of the station we have secured an exclusive agreement with Mr. Bailey's Parking lot and are the only Cannabis Dispensary that has dedicated parking in Roxbury.
- Customers can park in Baileys Lot and walkover to our dispensary for free.

OUR MISSION

- “Our mission is to revitalize and restore Nubian Square into a destination district. Accomplishing this mission requires building diverse businesses that attract customers from all walks of life. Our business will play a significant role in supporting people and community benefits that will improve the quality of life in the square through our relationships with community partners.”

WHO WE ARE



“Born in Roxbury and raised in Dorchester, Carlos Castillo is a local affordable housing real estate developer, entrepreneur, and the owner of the property where the dispensary will be located.”

OWNERSHIP STRUCTURE

- Our dispensary will be the first that is 100% owned by someone born in Roxbury. It is the most reflective of the demographics impacted by the war on drugs.
- We are a Boston Equity Applicant.
- No Investors, No Partners – we are accountable to our community and not to shareholders.
- We own the property.
- Our location will not displace or reduce the current space of a small business in our district. The building is currently vacant from a past fire.

LOCATION

2363-2365 WASHINGTON STREET



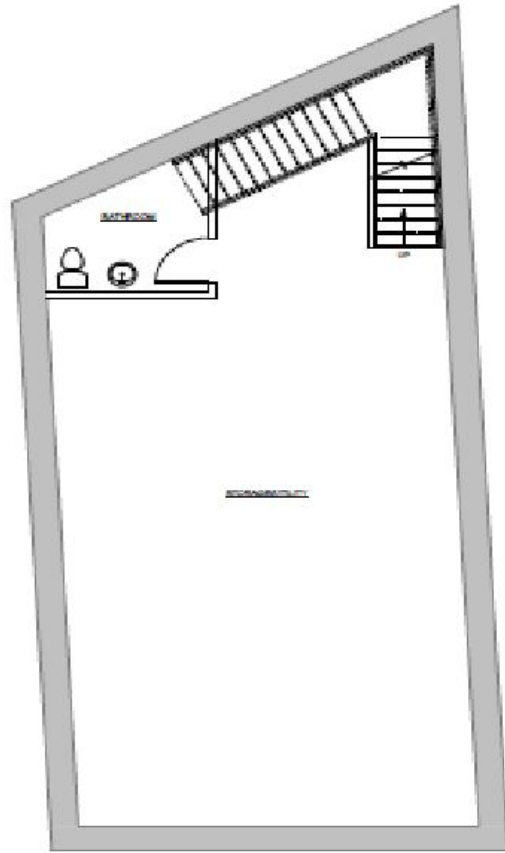
Front View



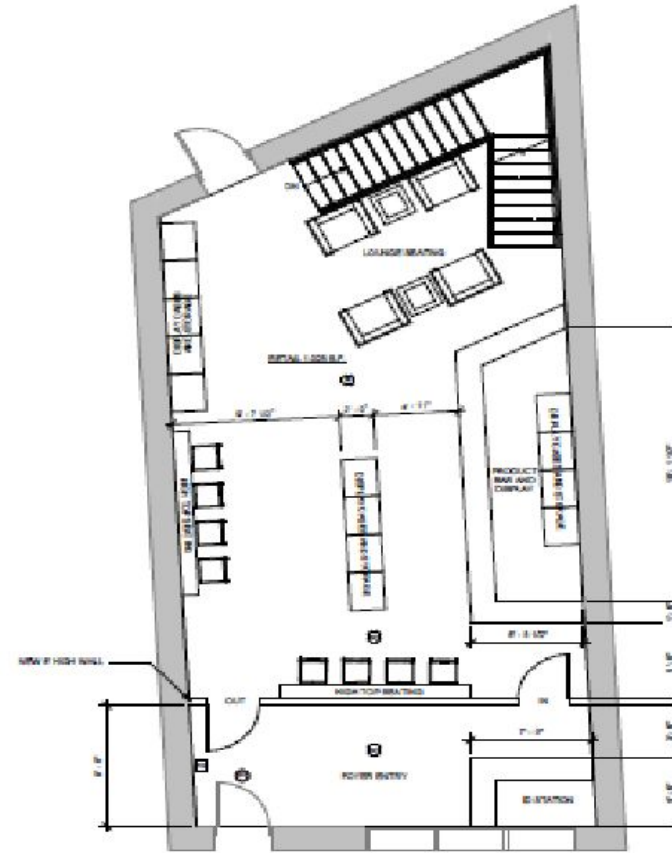
Station View



Floor Plan



Basement Floor Plan
1/4" = 1'-0"



1st Floor Plan
1/4" = 1'-0"

- Floor Plan Legend**
- New Wall
 - Existing Wall
 - Wall Sign - Above Door
 - New Refrigerator - Wall Mounted
 - Smoke Detector - Ceiling Mounted

WHY IS THIS THE BEST LOCATION?

- We are not near any school zones.
- We are directly in front of the station.
- We are away from cultural centers like Hibernian Hall, Fire Stations and churches.
- Most importantly we have parking.

COMMUNITY & CIVIC ENGAGEMENTS

Our track record reflects our community commitment.

-Treasurer Roxbury Square Main Street (7 years)

-Board Member Bowdoin Geneva Main Street (7 years)

-Organizations we have donated to in the past 7 years:

-Cape Verdean Association of Boston

-Hope for Children of Haiti

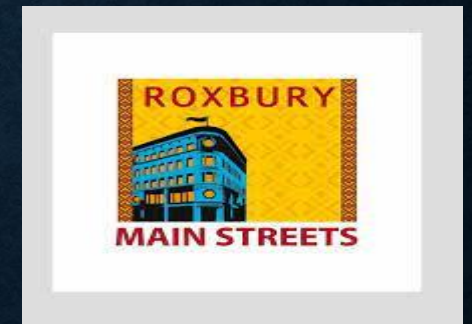
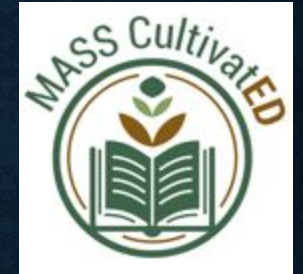
-Orchard Gardens

-Annual Holiday Party Bolling Building (8 years we have donated the bikes that have been raffled and over 6000 books)

-Steppingstone Foundation



BOWDOIN GENEVA
main streets



PROVEN HISTORY OF WORKING WITH BOSTON

We have been recognized by the Mayor's office, Boston Police, and the Massachusetts State House for our work and contributions in our community.

- ✓ City of Boston 2018 Business of the Year
- ✓ Boston Police Certificate of Appreciation
- ✓ Massachusetts Black and Latino Legislative Caucus –State House



HOW WILL THE COMMUNITY BENEFIT?



- We will use 10% of our profits to create a fund to support community organizations in Roxbury and Dorchester including but not limited to:
 - Roxbury Main Streets, Bowdoin Geneva Main Street, and Egleston Main Street
 - Noah's Advocate.
 - Arts & Culture Mural Project launched with Joyce Stanley and now in collaboration with Kai Grant of Black Market.
 - Black Mens Group: Supports programs that foster mentorship for men in our community, advice, guidance, interview prep. We have already engaged and donated to Cultivate Ed in collaboration with the Urban League and are hiring from within their first graduating class.
- We are a CORI friendly company and will hire from within the community as we already do and will be working with Malia Lazu to develop the most impactful diversity, equity and inclusion program.

PATHWAYS TO HOMEOWNERSHIP & SMALL BUSINESS MENTORSHIP

- In collaboration with our attorney Shabnam Mashmasarmi and the Onyx Group, we are providing 3 First time homebuyer classes and paying for up to 6 attorney closings to encourage homeownership for Roxbury Residents.
- Shabnam was recognized as a "Rising Star" in the Boston Magazine and New England Super Lawyers-publications since 2014. In 2015, Mashmasarmi was designated to serve as a Foreclosure Commissioner for the U.S. Department of Housing and Urban Development.
- **Markese Daise** will be leading the home search: Markese enjoys giving back to the community by providing guidance & mentorship to young students that are interested in the real estate business. Markese serves on a non-profit board that supplies laptops to children in need, and will be providing scholarships for book expenses for new college students from the inner city of Boston. Markese manages our JP units and leases our Roxbury properties as well.
- **Small Business Mentoring**: We will be assisting new business in the square by mentoring as it relates to lease reviewing and corporate structure in collaboration with Roxbury Main Street. When a new business is trying to figure out how to contact a landlord, get a lease, and set up their entity, they can rely on us and Shabnam's legal team.



ELDERLY SERVICES

- We will provide express lane services to the elderly and guided shopping.
- In collaboration with the residents we will sponsor two events a year hosted by the residents association for the 59 tenants that live a few doors down from our location.



TRANSPORTATION AND DELIVERY OF PRODUCT

- All delivery vehicles will contact our onsite security personnel when they are 30-minutes from arrival. Security will patrol the exterior of the store and the back alley way and if there are any identified risks will instruct the vehicle to divert from making the delivery.
- Security will greet the delivery vehicle and will remain with the vehicle while our staff unloads and confirms the delivery exactly matches the manifest.
- All delivery vehicles will be staffed with two agents, one will always remain in the vehicle while it contains marijuana products.
- Delivery routes will be randomized.
- Product will not be visible and will be sealed, labeled and in tamper-resistant packaging.
- All deliveries will be video recorded and video will be retained for 90-days.

SECURITY OVERVIEW



Universal Security
Wendell Delk

- The safety and security of our customers, staff and the public are our highest concern. The success of our retail establishment depends on creating a welcoming and safe environment for all who interact with our business.
- Wendell Delk is our security contractor for this location and will be ensuring the safety of patrons and residents that are going and coming from our establishment.
- Wendell is from Mattapan and currently provides security for high traffic venues in Boston.
- His security staff will monitor the entire block to help address any issues. With this additional security on our block, and in collaboration with MBTA Transit Police, and Bank of America's security we now have 4 blocks being monitored.
- We have a **zero tolerance policy** for diversion, on-site consumption or loitering within the immediate neighborhood, instituting a permanent "Ban List" for any violators.
- Security staff will be the first to arrive and the last to leave our establishment every day and be fully trained in prevention of crime to ensure the safety of our customers, employees and neighbors.

PROTECTING YOUTH FROM ACCESSING PRODUCT

We are committed to doing everything possible to prevent diversion of product to minors.

- Security will perform on-premises verification of identification for all customers and guests utilizing IDScience's state-of-the-art technology for secure ID confirmation before they enter the premises. This is the same technology utilized by MassPort at Logan Airport.
- Customer's identification will be verified once again at the time of purchase.
- All employees will complete security and safety training.
- Prevention of diversion begins with training of our employees and educating our customers.
- We will provide educational materials and signage in store for customers to remind them that diversion of product to minors is illegal. We will report any customer seen diverting product to minors to the police and will institute a permanent ban of the customer from our store.
- We will have no product that is packaged in a manner to be attractive to minors.
- All product will be in child-resistant packaging.
- Customers will be provided education on safe storage and consumption of cannabis products. And we have committed to our neighbors to have signage at the exit door highlighting public consumption is illegal.

EMPLOYMENT PLAN

We are an equal opportunity employer dedicated to hiring local and diverse talent. We understand that our hiring and personnel policies are a crucial part of attracting, retaining and promoting the most qualified individuals with a variety of life experiences.

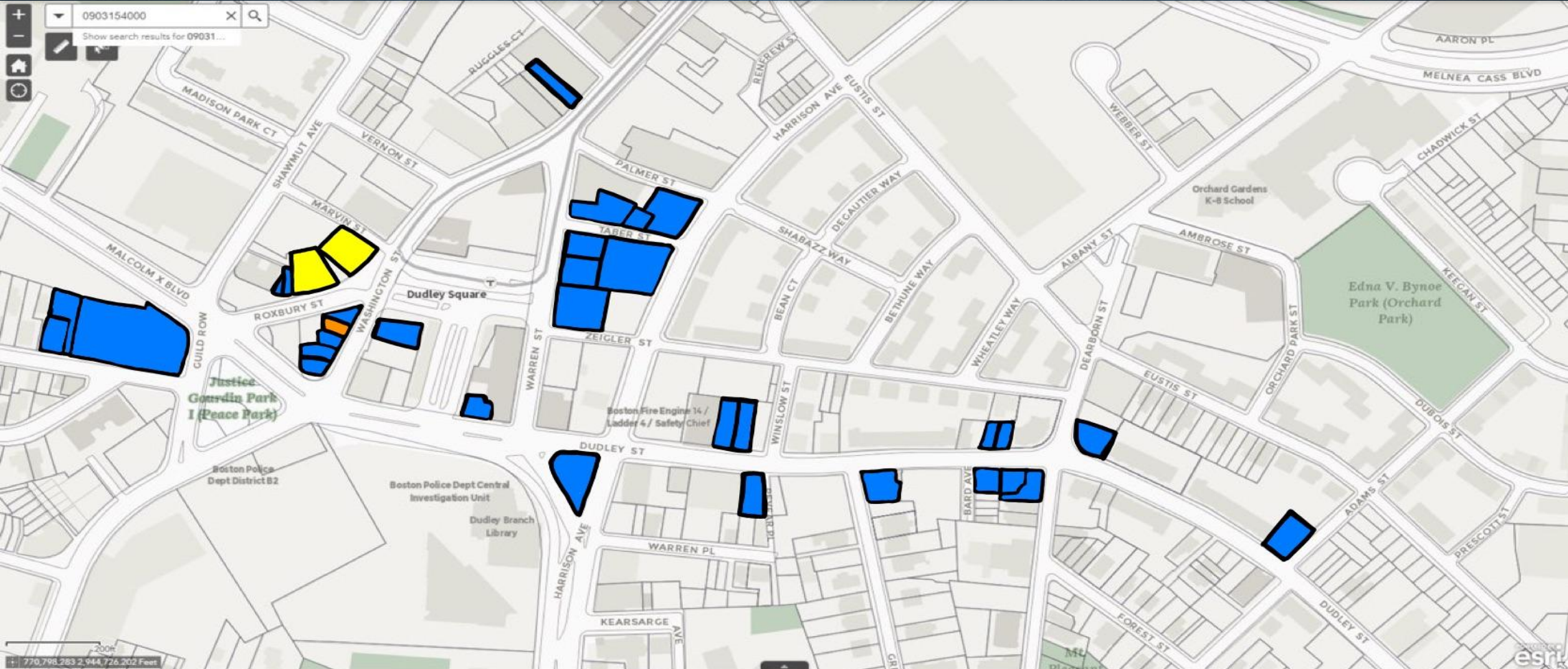
Employment Plan Overview

- ✓ We are committed to creating career opportunities and not just a job for Boston residents that includes total compensation that exceeds any living-wage standard.
- ✓ Our staff will have access to all our community benefits and our Pathways to Homeownership Program.
- ✓ We will work with our community organizations, City of Boston Career Center, Cultivate Ed, and advertise in the Dorchester Reporter and Bay State Banner for recruitment.

Specifics

- ✓ Prioritize hiring 16-20 Boston residents.
- ✓ Establish mentor programs to help train our employees for career advancement.
- ✓ Commitment to promote from within.
- ✓ Provide competitive total compensation and benefits minimum wage \$16/hr.
- ✓ Focus on diversity and inclusion.

SUPPORTERS- WHO IS SUPPORTING THIS LOCATION:



ELECTED OFFICIALS & NEIGHBORHOOD ORGANIZATIONS IN SUPPORT

- City Councilor at Large Julia Mejia
- City Councilor at Large Annissa Essaibi George
- State Representative Chynah Tyler
- State Representative Liz Miranda
- District 7 City Councilor (Non-Opposition)
 - Neighborhood Organizations
 - RoxburyPath Forward
 - Orchard Gardens Neighborhood Association
 - Cape Verdean Association of Boston
 - Mt Pleasant, Forest and Vine Street Neighborhood Association
 - Tommy's Rock Neighborhood Association

BUSINESSES & LANDLORDS IN SUPPORT

Businesses

- Silver Slipper (abutter)
- Mr. Lee Convenience (abutter)
- Unisex Hair Salon (abutter)
- Stephen Kelly Locksmith since 1914
- Joes Famous Steak & Cheese
- Firecode & Design 195 Dudley Street
- Chris Custom Counters 195 Dudley Street
- Tropical Foods
- Alpha Omega

Landlords/Businesses

- Dispasquale Family(Washington & Warren St Properties)
- Stamatos Family (Edison Building)
- Fred Fairfield (Social Security Building)
- Toula Politis (Various address Dudley Street)
- Klaus Kimel 6 Taber Street Development
- Maxine on St James
- Mondonguito Dudley Street

Non-Opposition

- Calianos Insurance
- Central Elderly Services
- Guscott Family

Q & A

