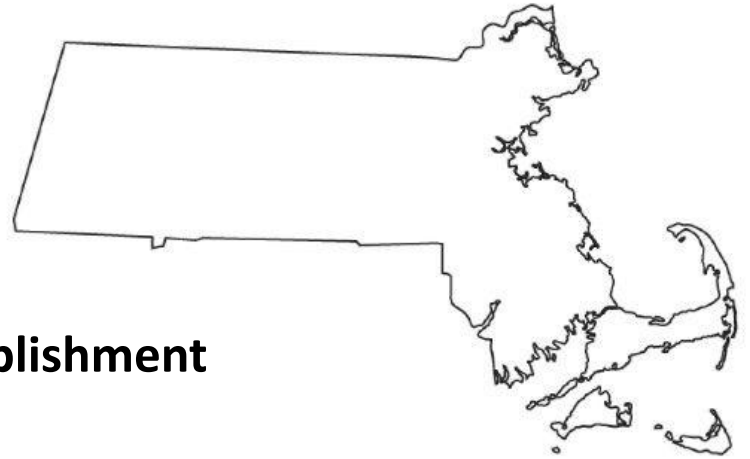


**684 Centre St, JP LLC**  
d/b/a **Prolific Cannabis**

**Proposal for Adult-Use Retail Cannabis Establishment**

**684 Centre St  
Jamaica Plain MA 02130**



**Prolific Cannabis** - is a certified Massachusetts Economic Empowerment, Social Equity, and Boston Equity Applicant with Local Boston Minority Ownership

### **Prolific Cannabis Mission • Vision**

Prolific Cannabis mission is to operate a sustainable, premium retail establishment that makes a positive social impact through providing living-wage job opportunities with full benefits, career development, and entrepreneurial mentorship to those who have been disproportionately affected by cannabis prohibition.

### **Core Values**

Embracing an **inclusive company culture** • Advocating for **economic empowerment and social equity**  
• Promoting **diversity and sustainability**

## Leadership Team



**Eric Lawrence**  
CEO

Current owner-operator at Lawrence and Co General Contracting. 20 years of previous experience in big box retail management at Home Depot and Toy-R-Us, where he opened six new retail locations and has been responsible for the management of over \$100 million in revenue.



**Tram Vu**  
Compliance Director

Tram has worked in compliance within the Medicare Healthcare Industry for the past seven years.

Focusing on federal and state regulations, compliance research, and audits, Tram will assist the Prolific Cannabis team in meeting all state compliance guidelines.



**Maya Gaul**  
Vice President

Current realtor and residential real estate agent at Unlimited Sotheby's.

Maya has been a sales and marketing professional for over 10 years. She previously spent the last five as a worker-owner and sales manager at CERO Cooperative where she managed the sales and marketing teams and focused on business development.



**Chris Fetau**  
Security Director

Previously on the security team for various night clubs, Chris Fetau focuses on diversion prevention, nuisance reduction, and overall security and store surveillance.

## Business Support Team



Dwan Packnett, Training and Operations Advisor  
Sira Naturals Vice President,  
Government Relations & Community Investment  
Owner and Operator of CastleLeaf Dispensary

Sira Naturals Retail Incubator Fellow -  
Dispensary Best Practices



Victor Chiang, Training and Operations Advisor  
Cypress Tree Management, CEO  
Redi Dispensary, Owner/Operator Retail License Holder (3)  
Board of Director, Mass Cannabis Association

Operational Experience Internship at Redi Dispensary - Q1  
2022



Gary Krimershmoy  
Financial Advisor  
Intrepid Investors / Young America Capital



Jim Willoughby, Security Advisor

Galaxy Integrated Technologies specializes  
in marijuana security industry.

GIT is a world-class provider of electronic  
security and low voltage solutions.



Rebecca Adams and Stephen Chaisson,  
Compliance Advisors

American Cannabis Consulting and Compliance  
specializes in Massachusetts marijuana industry  
compliance.

AC3 also offers on-site compliance audits and  
training services for Marijuana business'.

# Location

684 Centre Street  
Jamaica Plain MA 02130



4,552 sq ft street level retail

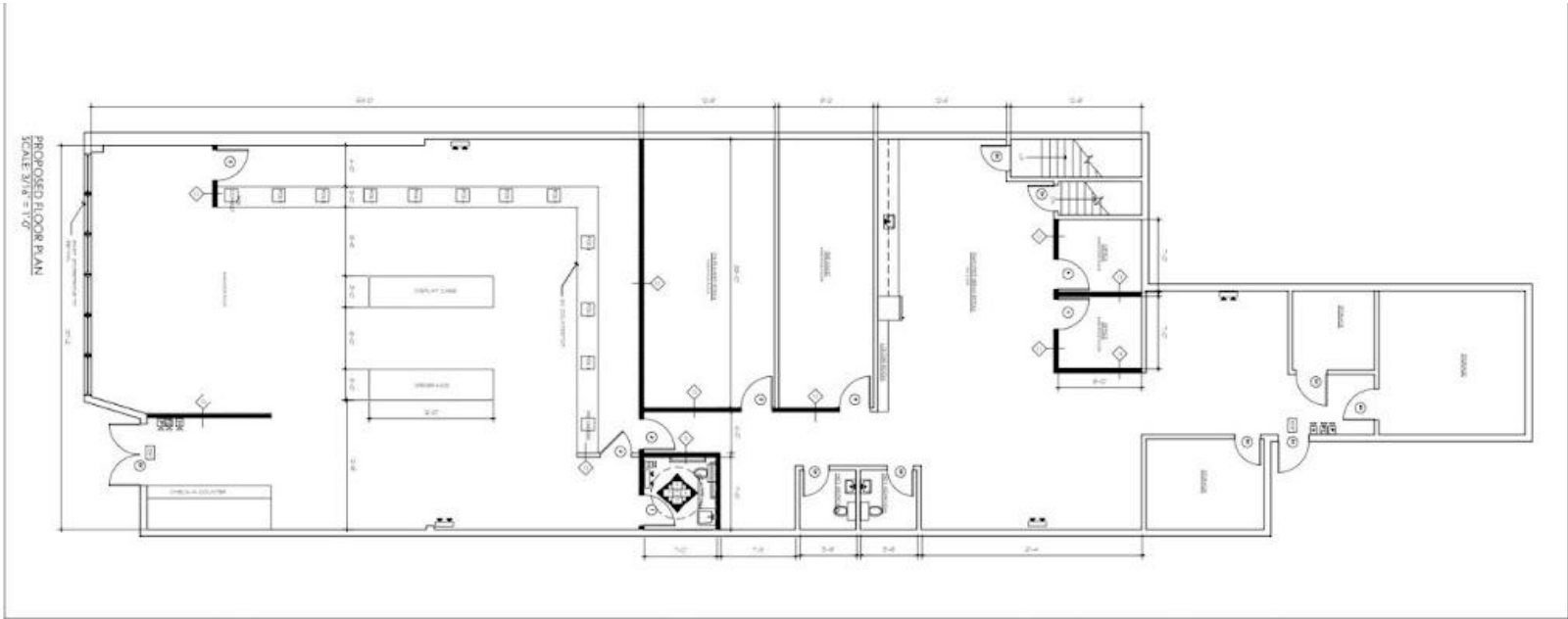
## Location Details

- No buffer zone conflict
- Commercially Zoned
- Business District
- No direct residential abutters
- No schools, social services or treatment centers within 500 ft
- Traffic Study reveals ample parking at peak hours
  - Municipal Lot #6: 350 ft from location, 100 and 8 ADA spaces avail
  - Accessible via Local MBTA: Green St - Orange Line .5 miles & 39, 41 Bus (100 ft)
- Preorder will limit demand on parking
- 6 spaces for employee parking in rear of the building
- Subsidized employee T-Pass through MBTA Perq
- Blue bike access directly across the street
- Have agreed w/ JPNC to include in HCA the installation of larger bike rack

# Location Exterior



# Location Site Plan



Proposed Renovation to  
684 Centre Street  
Jamaica Plain, MA

DATE: 03-28-22

SCALE: AS NOTED

DRAWN BY: MP

CHECKED BY: ESP

PHUNG/PORZIO INC.

234 Adams St # 4  
Dorchester, MA 02122  
phung@phungporzio.com

REVISION:	DATE:

DRAWING TITLE

Proposed Plans

Interior Elevations

Details

Door Schedule

SHEET NUMBER

**A-1**

# Diversity & Inclusion Plan

## GOALS

1. **Hire:** Build a workforce that consist of 50% women, 50% minorities/immigrant populations, 10% LGBTQ+, 5% Veterans, 5% persons with disabilities, and 20% people with marijuana-related CORIs
2. **Train:** Train, develop, provide mentorship, and build relationships with our staff to prepare them for upward mobility opportunities within our organization, our vendor network companies, and the cannabis industry.
3. **Supply:** We will seek to source a minimum of 20% of our products from EE, SE, Women-owned, minority-owned, lgbtq-owned, and veteran-owned businesses.

## PROGRAMS

1. **Hire:** To attract, and retain a diverse work we'll offer living wages, full benefits, and housing grants. We will utilize our website, social media, non-profit partners (CultivatEd, Big Hope), and The City of Boston's Office of Returning Citizens to recruit associates. We will also post job openings, in local community newspapers, online job boards (Indeed.com, Ziprecruiter, LinkedIn), and post a Now Hiring Banner on our storefront with a QR code linked to the application.



# Diversity & Inclusion Plan

## PROGRAMS

2. **Train:** Building an inclusive culture at Prolific Cannabis will start from the top down and be immersed within the organizational structure. Diversity and inclusion goals will be included and recorded in our interview process, orientation, on-going training, as well as performance reviews. Starting with those in leadership roles (CEO, GM, Asst. Mngr. Inventory Control Mngr., and Lead Supervisors) each will be responsible to spend and document 4 hours monthly identifying an associate to train, develop and provide mentorship to.
3. **Supply:** We will use the Mass CCC licensing tracker to identify women, minority, EE, SE, veteran, and lgbtq-owned vendors and suppliers at <https://masscannabiscontrol.com/licensing-tracker/>. We will seek to engage and enter into supplier agreements with the identified groups

## MEASUREMENTS

1. **Hire:** Chart and record our newly hired associates to ensure we are fulfilling our diversity quotas.

Hiring Goals	POC - 50%	WMN - 50%	LGBTQ+ - 15%	VET - 5%	PWD - 5%
# of Associates	15	15	3	1.5	1.5

# Diversity & Inclusion Plan

## MEASUREMENTS

2. **Train:** Document and acknowledge associate promotions and career advancements, internally and within the cannabis industry
3. **Supply:** Track and record the number of EE & SE supply vendor agreements. Highlight our minority, women, EE, and SE vendor products in our store.

# Employment Plan

- As Economic Empowerment Applicants, we have a duty to provide those who have been penalized under cannabis prohibition with opportunities to participate in the legal cannabis market
- Living-wage jobs for Boston residents that will provide economic growth and stability for the Boston community. (Hiring priority will be given to Jamaica Plain MA Residents)
  - 75% JP/Boston residents, 50% women, 50% minorities/immigrant populations, 10% veterans and LGBTQ+ individuals, and 5% persons with disabilities, and 30% those with marijuana-related CORIs
- Wages
  - Starting salaries will be \$20-22/hr, depending on experience
  - After 3-mos. probationary period, assoc. will qualify for a performance-based inc. of 5%
  - After 6-mos, there will be an additional performance-based review for a add'l 5% inc.
  - After 12-mos, assoc. Will be given an annual performance review for eligibility of 5-10% inc.
- Full-time Associate Benefits
  - Health, Dental, Vision, Sick Pay, Vacation, Short Term Disability
- Affordable Housing Initiative
  - Will establish grant to assist employees with housing costs Affordable Housing Initiative:
    - Provide (2) \$5,000 annual grants for employees in priority groups for affordable housing.
  - Direct associates to organizations that will assist with qualifying for rentals and/or homeownership

# Employment Plan

30 Associates	25 FTE	10 PTE	BOS /JP	CORI	POC	WMN	LGBTQ+	VET	PWD
Positions			75%	30%	50%	50%	15%	5%	5%
Budtenders	17	7							
Security/Parking Attendant	4	2							
Inventory	1	1							
Team Lead	2								
Manager	1								
		Hiring Goals	22.5	9	15	15	4.5	1.5	1.5

# Employment Plan - Community Hiring Partners



MASS CultivatED

CultivatED is the First in the Nation Jails to Jobs Program for the Cannabis Industry.

Will source trained associates from Mass CultivatED program



RETURNING CITIZENS  
**CITY of BOSTON**



Serving returning citizens, youth offenders, & melanated people to deter cycles of recidivism and mass incarceration



**Veterans Collaborative**

# Community Engagement, Feedback & Positive Impact Plan

- Throughout licensing process we conducted extensive community outreach and obtained 260 letters of support from residents, workers, and abutting businesses
  - Provide gallery/pop-up space for local artists and small businesses for economic development
- Additional patronage to neighboring businesses, increased security for the community.
- Neighborhood Revitalization
  - Investment into and beautification of building facade
  - Support for Local Art Initiatives - (JP Open Studios, JP Artists Association)
  - Open conversations to support JP affordable housing
- Hosting expungement Clinics
- We have met with and plan to join JP Business and Professional Association (JPBAPA) JP Centre/South Main Streets, Jamaica Plain Neighborhood Council (JPNC), Sumner Hill Neighborhood Association, Jamaica Pond Association (JPA), to attend and participate in monthly meetings, provide & obtain feedback

# Safety & Security Plan

- The Mass CCC has set up strict regulations to ensure our operation is safe and secure. We will maintain a strong focus on our compliance with all CCC regulations including rigorous verification of customer age.
- Employees are required to pass state and national background checks as well as train and register with state as a Marijuana Agent
- Security systems shall be integrated so that there is a robust interior and exterior solution. The intrusion alarm system will be monitored via 4G rapid response monitoring.
- The nature of our security system is comprehensive. We are required to maintain redundant surveillance coverage of all areas where Cannabis could be stored, as well as the entire facility perimeter.
- We have hired a firm that specializes in regulated security and already successfully maintains security for dozens of existing cannabis facilities.
- Empyreal Logistics for proven safe and secure cash transfers and dedicated receiving dock to receive and document deliveries according to standard operating procedures and Mass CCC guidelines

# Diversion Prevention Plan

- Product tracking through seed-to-sale regulatory software METRC
- Customers are required to provide acceptable 21+ ID verified by ID scanner. If ID is not valid, entry will be denied
- Customers or associates who divert product will be banned from the facility and reported to law enforcement
- We retain the right to deny sales to any individual
- Randomized and discreet product delivery
- We will only participate in state approved marketing initiatives and use only audience-appropriate packaging and labeling



# Nuisance Prevention Plan

- We require all customers that visit our facility will comply with our Nuisance Prevention Policy
- No public consumption, diversion, loitering or littering will be tolerated
- Security will monitor storefront sidewalk and parking areas to prevent nuisance behaviors
- Inside waiting area for queuing
- Preorder available
- No double parking will be allowed
- Working with BTD to implement 15-min take-out parking zone

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Maya Gaul  
Vice President  
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857-500-9504

Legal Council  
Jim Smith, Esq,  
Founding Partner  
Smith, Costello, & Crawford