



JENNY'S
DISPENSARY

PROPOSED SITE



- JENNY'S SEAPORT
- 300 NORTHERN AVENUE (ABOVE YANKEE LOBSTER)
- SECOND FLOOR (ELEVATOR AND STAIRWAY)
- 5700 SQUARE FEET
- 12 PARKING SPACES ON SITE
- ACCESS TO PAID LOT ADJACENT TO SITE



JENNY'S SEAPORT



- RENDERING OF PROPOSED SITE
- PREFERENCES FOR SOUTH BOSTON AND LOCAL CONTRACTORS
- 35-50 UNION JOBS FOR STORE OPERATIONS

WHO WE ARE



JOE ZANTI –LONGTIME PROPRIETOR OF YANKEE LOBSTER

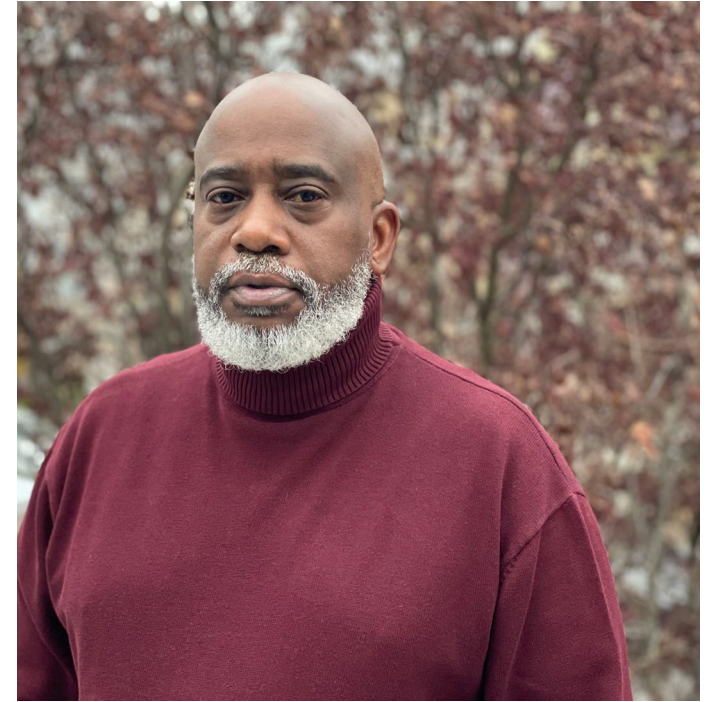
BOSTON OWNERS

CERTIFIED EQUITY APPLICANTS



ADRIAN VELAZQUEZ

- EAST BOSTON NATIVE
- ATTORNEY
- COMMUNITY ORGANIZER



EUGENE BRYANT

- BOSTON NATIVE
- HOUSING BACKGROUND
- SENIOR PROPERTY MANAGER

EXPERIENCED
OPERATOR/PARTNER



DAVID ROSEN – CEO AND FOUNDER - WAVESEER

- 8 YEARS OPERATIONAL EXPERIENCE (2014)
- ONLY UNION COMPANY IN LAS VEGAS
- INDEPENDENT MULTI-STATE OPERATOR
- HISTORY OF SUCCESS

CANNABIS AND THE CITY OF BOSTON



- State law mandates Boston have a minimum of 52 retail cannabis sites. City officials have emphasized prioritizing equity in the Seaport area.
- The 1st recreational retail shop opened in Boston in March 2020 and shops are now open across several neighborhoods in the City- (Back Bay, North Station, Downtown Crossing, Jamaica Plain, East Boston, Fenway, Dorchester). Boston sites have not experienced any of the anticipated challenges-crowds, traffic, crime. To the contrary, the City is now returning any monies it previously collected for community impacts because no impacts have been noted.

SECURITY

Security is an essential matter for Jenny's Seaport.

Security goes well beyond the placement of cameras and other physical security measures. Security includes engagement with the community, the Police and Fire Departments, and, most importantly, engagement and training with our team members.



ADVANCED CAMERA NETWORK:

- Secure Camera Network with an extensive and variable range of over 60 devices covering the interior and exterior of the building
- Video Management Software with advanced analytics with AI that can be shared with BPD.
- Remote Management
- Secured Network Video Recorders that will retain video for 90 Days

ONSITE SECURITY TEAM:

- Two individuals on Security at all times
- Ensure the safety of all employees, neighbors, and customers
- Deter Theft
- Prevent unauthorized access to restricted areas
- Prevent loitering outside of the building
- Ensure ZERO TOLERANCE RULE for onsite consumption



SECURITY



Age Verification Process



ADVANCED ACCESS CONTROL MANAGEMENT:

- Screen all individuals with ID Verification software to ensure valid ID and +21 Age
- All outside vendors, contractors, and visitors must obtain a Visitor ID badge before entering and be escorted at all times

ANTI-DIVERSION MEASURES:

- Jenny's Seaport Employees are trained to look for and observe any unusual behavior in customers that may indicate the potential for diversion.
- Strict adherence to permitted amounts and rigorous customer identification verification procedures are safeguards against potential diversion.
- Extensive Training

BUILDING AND PRODUCT SECURITY:

- Policies and Procedures for Building Security will be in strict accordance with 935 CMR 500.110
- Security System will prevent and detect diversion, theft or loss, or unauthorized intrusion into the facility
 - The system is maintained securely to prevent theft, loss, destruction, or alterations to the data.
 - A Back-Up Alarm System and Cell Network
 - Proper maintenance and audits of the system every 30 days
 - Proper maintenance and vigilance of the exterior to prevent concealment
- UPS Back-Up four hours with generator backup
- Secondary LTE Network

SECURITY



The Commonwealth employs Metrc, a third-party regulatory cannabis system to track every plant from seed to sale in Massachusetts.

METRC SEED-TO-SALE TRACKING:

- All products are traced from the origin and updated when delivered to Jenny's Seaport.
- Seed-to-sale

TRANSPORTATION AND DELIVERY OF PRODUCT:

- All policies and procedures will be in accordance with 935 CMR 500.105, such as:
 - Utilizing randomized routes and transportation times and real-time GPS tracking, two agents are always present, seed-to-sale tracking, proper packaging, and storage in transit.
 - Delivery vehicles will be able to utilize the on-site parking. Upon arrival, two company agents shall meet the transporter agents and escort the product to a secure delivery-only access door
- Plan for the transportation of monies to and from the site
 - All procedures will be in accordance with 935 CMR 500.110, including, but not limited to:
 - On-site secured locked safe or vault
 - Video cameras observing cash transactions throughout the facility
 - A written process for securing cash and ensuring transfers of deposits
 - Use of a licensed transport provider with random routes and times

STEPS TO OPEN

- OUTREACH TO SEAPORT AND SOUTH BOSTON ELECTED OFFICIALS AND COMMUNITY LEADERS
- NOTICE TO ABUTTERS AND POSTING IN NEWSPAPER
- PUBLIC COMMUNITY MEETING MODERATED BY THE MAYOR'S OFFICE OF CIVIC ENGAGEMENT
- BOSTON CANNABIS BOARD REVIEW AND PUBLIC HEARING
- ZONING BOARD OF APPEALS HEARING
- STATE REVIEW OF SECURITY, BACKGROUND CHECKS OF OWNERS, REVIEW OF FINANCES
- CONSTRUCTION/PUBLIC SAFETY INSPECTIONS
- FINAL INSPECTIONS/COORDINATE OPENING DATE WITH CITY, STATE AND THE COMMUNITY



SUMMARY



- LOCAL EQUITY OWNERS PARTNERED WITH AN EXPERIENCED UNION COMPANY
- COMMERCIAL AREA WITH FEWER RESIDENTS AND AWAY FROM VULNERABLE POPULATIONS OF THE SOUTH BOSTON AND FORT POINT COMMUNITIES. THE CITY OF BOSTON HAS PRIORITIZED EQUITY IN THE SEAPORT AS ONE OF THEIR GOALS. AT PRESENT, THERE ARE NO EQUITY CANNABIS ESTABLISHMENTS IN THE SEAPORT AREA. THIS SITE HAS THE FEWEST RESIDENTIAL ABUTTERS AND IS IN AN AREA ACCUSTOMED TO COMMERCIAL USES OF INDUSTRY AND HOSPITALITY SERVICES.
- 35-50 FULL-TIME UNION JOBS AND COMMUNITY PARTNERSHIPS
- ROBUST ELECTRONIC AND PHYSICAL SECURITY

**THANK YOU FOR MEETING WITH OUR TEAM AND REVIEWING
OUR PROPOSAL.**

QUESTIONS?

