



A concept by KUSH GROOVE

PREMIUM URBAN CANNABIS RETAIL

*Project Address:

1589 Columbus Avenue, Boston, MA 02120

THE KG COLLECTIVE

MISSION & VALUES

ENCOURAGE DIVERSITY IN HIRING.
PURSUE EXCELLENCE IN BUSINESS OPERATIONS.
PROVIDE OUTSTANDING CUSTOMER SERVICE.
BECOME A+ COMPLIANT CANNABIS OPERATORS.
SERVE AS VALUABLE COMMUNITY SERVANTS.

The KG Collective, LLC

ABOUT US

Since 2011, Kush Groove has established itself as **the** premier urban cannabis accessories brand & retail smoke shop in the greater Boston market with a collective social media following of 30k+ people and two retail locations in Boston & Cambridge.



FOUNDERS (equity owners)

The Kush Groove brand was established in 2011 by Michael Pires & Marcus Johnson-Smith as an expressions brand inspired by the four-twenty movement. Mike and Marcus are both experienced retail operators & brand marketers. Marcus is a founding board member of the Massachusetts Cannabis Business Association & former appointee of Massachusetts Cannabis Control Commission Citizens Review Committee. The KG Collective holds a special permit for cannabis retail in Cambridge and a Host Agreement in Brockton, MA.



MICHAEL PIRES
FOUNDER/CEO



MARCUS JOHNSON-SMITH
FOUNDER/CMO



PROJECT OVERVIEW

Overview of project, community outreach, engagement process



PROJECT LOCATION

Overview of project location, zoning, floor plan, daily operations



ADDRESSING CONCERNS

Formal address of parking, transportation, safety and logistics concerns



COMMUNITY COMMITMENT

A retrospect of our past commitment, and plans for the future of the community




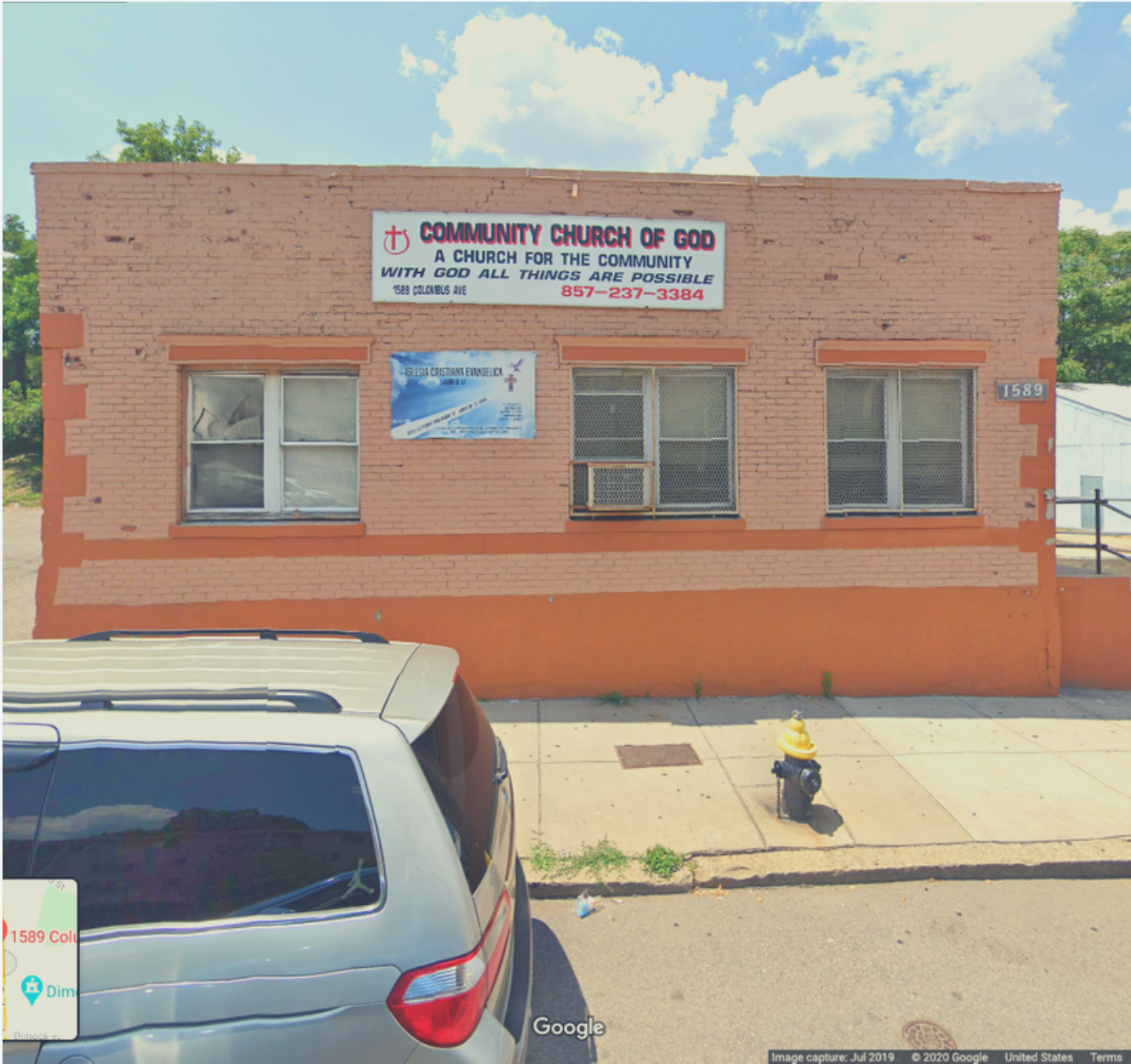
QUESTIONS & COMMENTS

Opportunity for open discussion at end of presentation



1589
Columbus
Ave





PROGRESS



RETAIL CANNABIS LOCATION

1589 COLUMBUS AVENUE, BOSTON, MA 02120

10 year lease secured at prime location

- Retail zoned more than 300ft away from BPS; more than .5 mile away from another dispensary

Certified EE status with CCC

- State certified EE applicants with priority application review

Early Fall 2021 Planned Opening Date

- Anticipate a post approval opening date for Early Fall of 2021



Location secured under property agreement

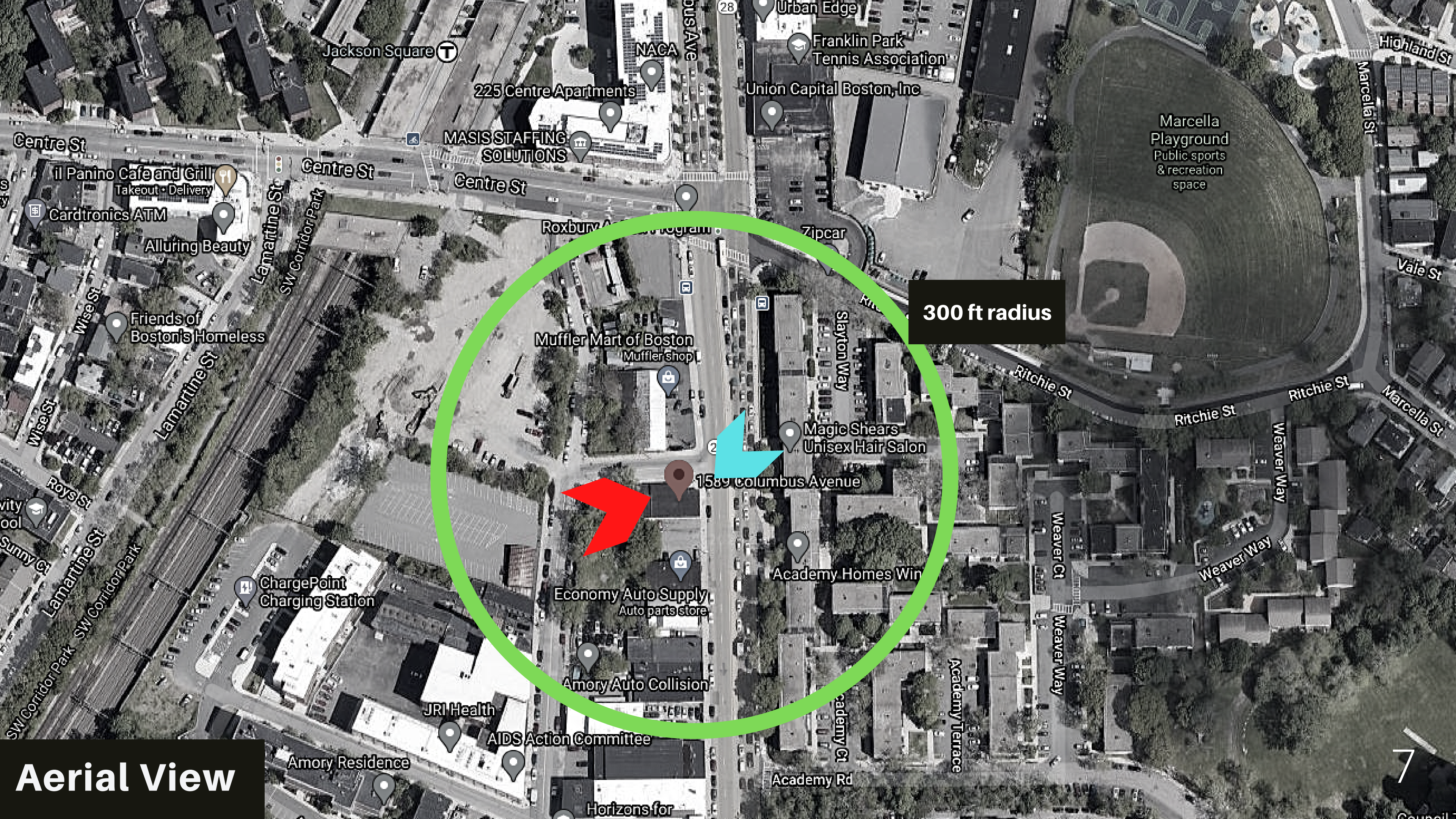


Community outreach process with City of Boston



*OPEN DATE

Expected 2021 open date



300 ft radius

1589 Columbus Avenue

Aerial View

il Panino Cafe and Grill
Takeout • Delivery

Cardtronics ATM

Alluring Beauty

Friends of Boston's Homeless

ChargePoint Charging Station

JRI Health

AIDS Action Committee

Amory Residence

Amory Auto Collision

Economy Auto Supply
Auto parts store

Muffler Mart of Boston
Muffler Shop

MASIS STAFFING SOLUTIONS

225 Centre Apartments

NACA

Jackson Square

Union Capital Boston, Inc

Franklin Park Tennis Association

Magie Shears
Unisex Hair Salon

Academy Homes Win

Academy Rd

Academy Terrace

Marcella Playground
Public sports & recreation space

Highland St

Marcella St

Vale St

Marcella St

Ritchie St

Ritchie St

Ritchie St

Weaver Way

Weaver Way

Weaver Ct

Weaver Way

Slayton Way

Academy Ct

Academy Ct

bus Ave

28

2

Centre St

Centre St

Centre St

Lamartine St

Lamartine St

Wise St

Sunny Ct

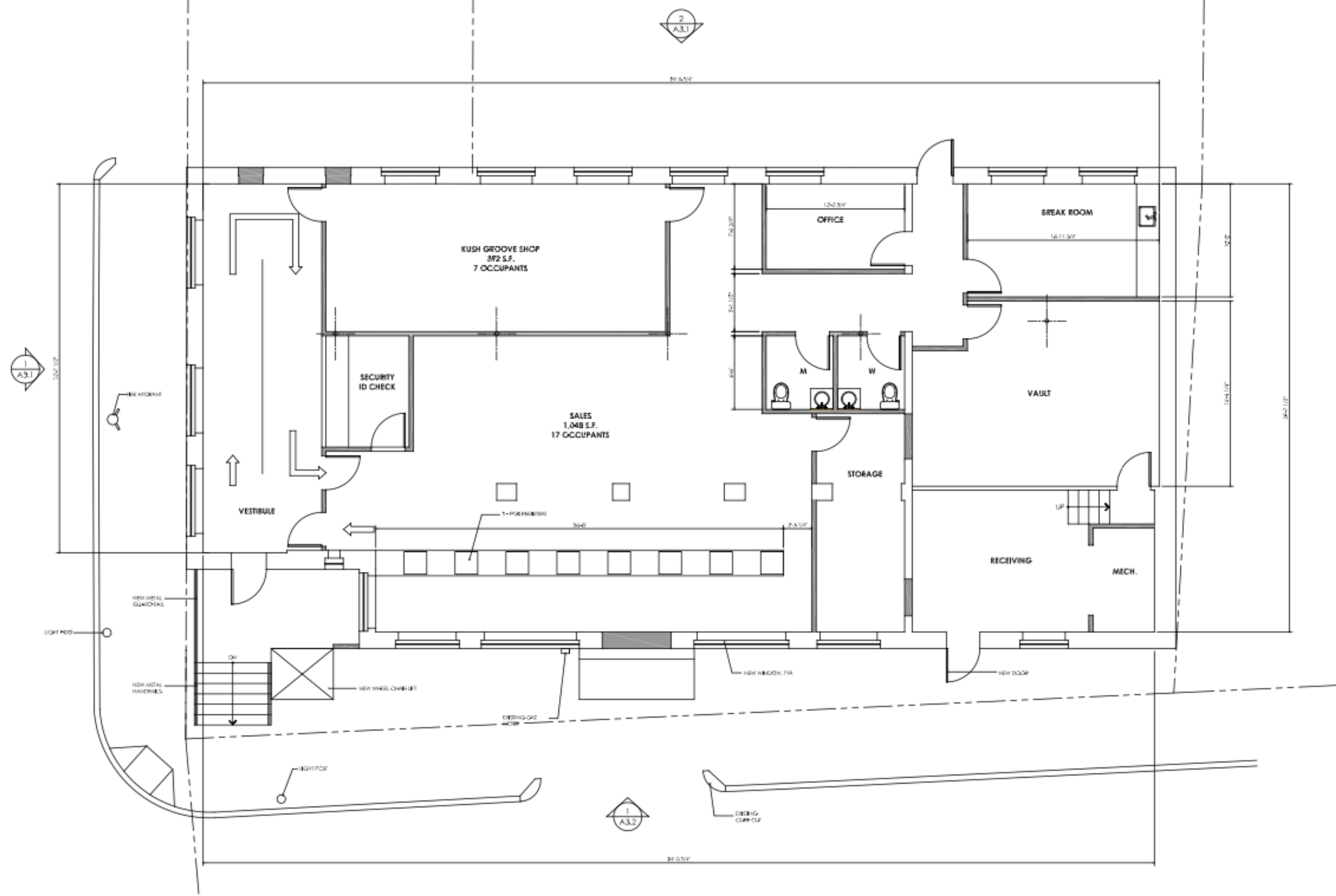
Lamartine St

SW Corridor Park

SW Corridor Park

SW Corridor Park

SW Corridor Park

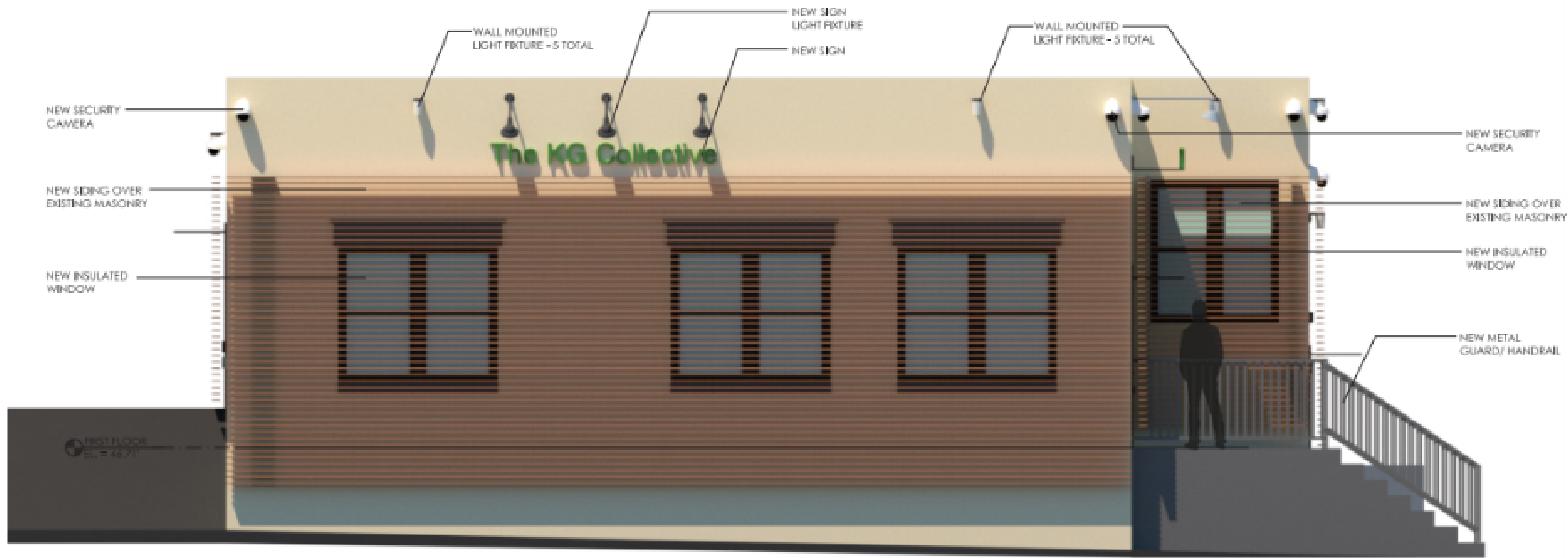


1 FIRST FLOOR PLAN - PROPOSED
 A3.1 1/4" = 1'-0"

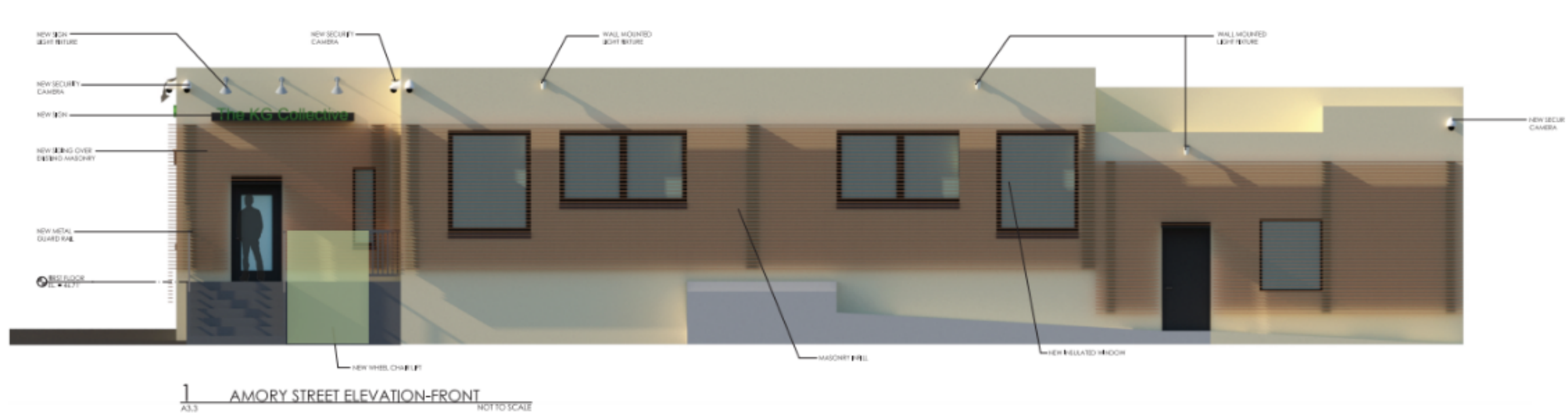
GRAPHIC LEGEND
 ——— EXISTING WALL TO REMAIN
 = = = NEW WALL OR WALL ERECTION



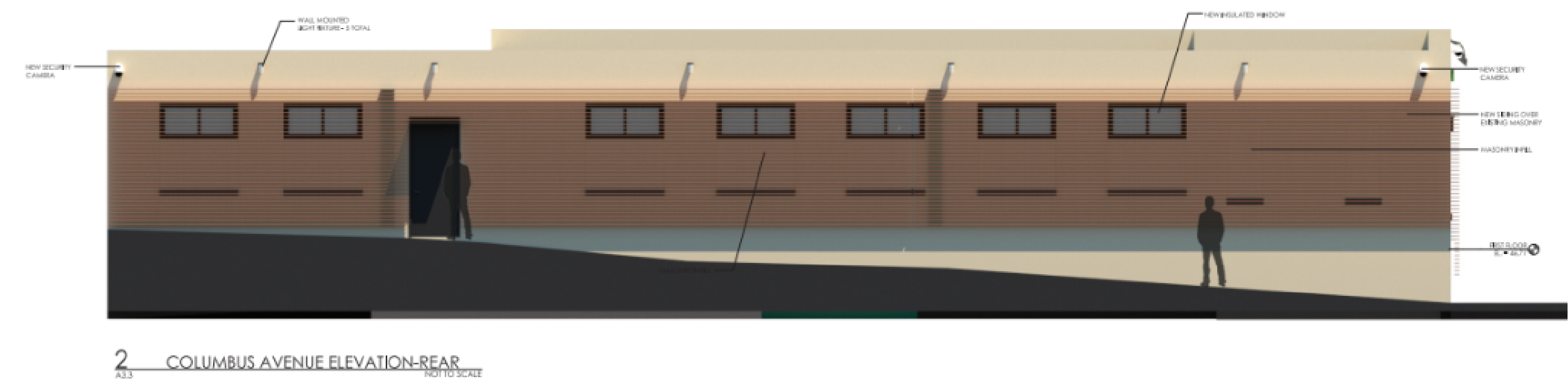
1st Floor Floor Plan



3 COLUMBUS AVENUE ELEVATION-SIDE
 A3.3 NOT TO SCALE

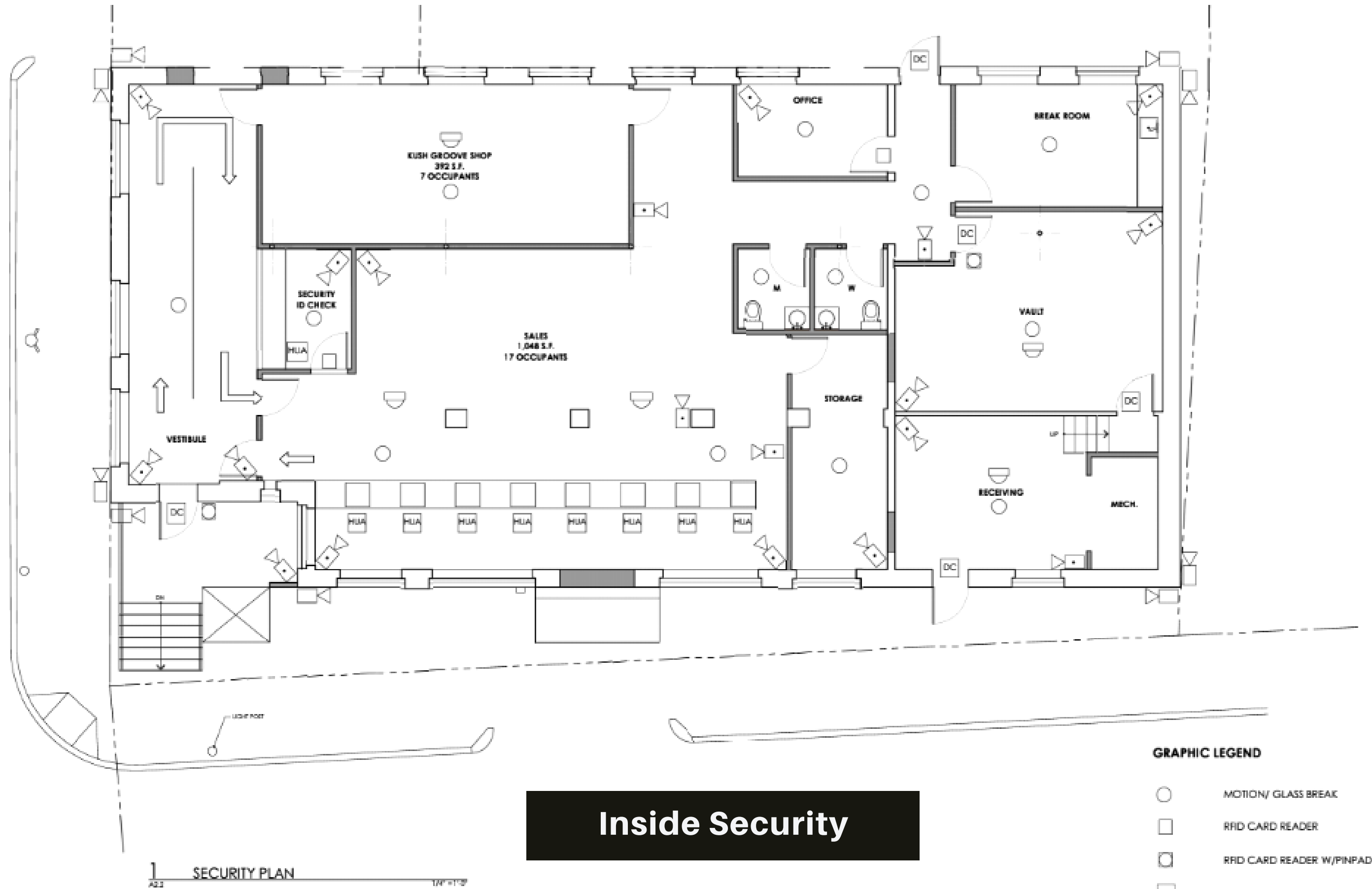
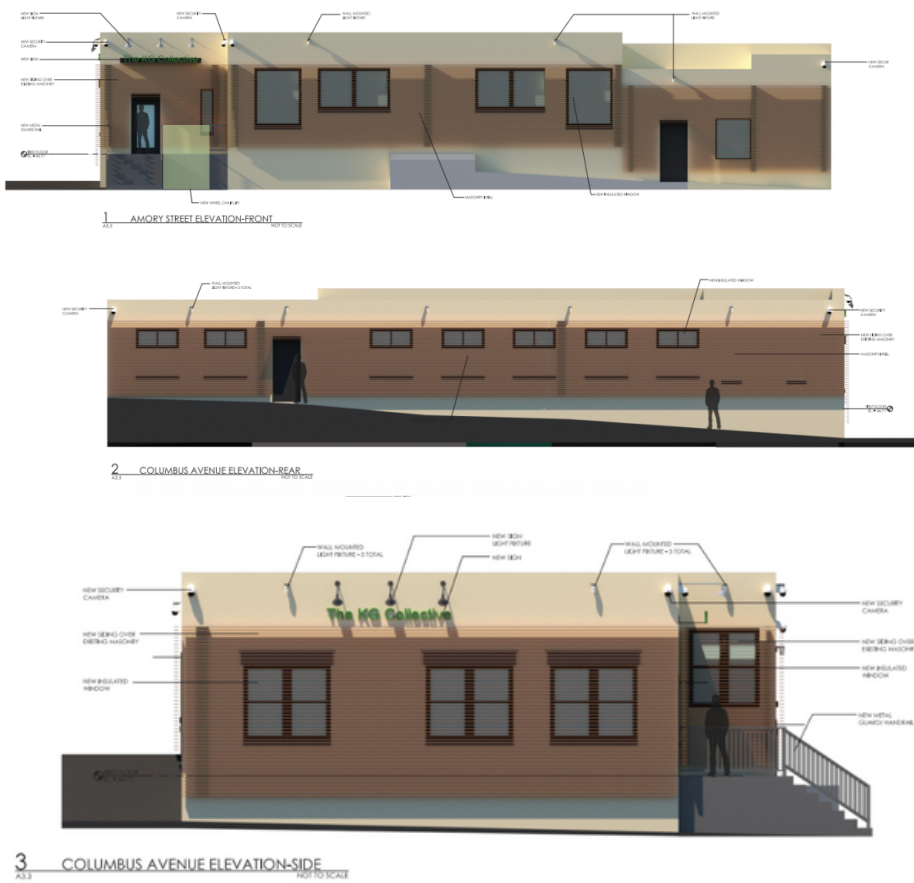


Side Building View



Side Building View

Outside Security



Inside Security

GRAPHIC LEGEND

- MOTION/ GLASS BREAK
- RFID CARD READER
- RFID CARD READER W/PINPAD
- HOLD - UP ALARM
- DOOR CONTACT
- EXTERIOR CAMERA
- INTERIOR CAMERA
- DOME SECURITY CAMERA



Outstanding Concerns

In preparation of the KG Collective, LLC application and community presentation, our team took the time to identify a list of potentially outstanding concerns about the projects viability. These concerns relate to safety, parking & transportation and commitment to the community.

These concerns are addressed on the following slides.

THE KG COLLECTIVE

A concept by KUSH GROOVE

STAFFED ONSITE SECURITY

Location will be staffed with professional security staff at all times.

BUILDING SECURITY

24 hr indoor/outdoor video surveillance systems + carded entry for each facility door.

PRODUCT SECURITY

Coordinated drop off schedule with transporters; secure safes required by CCC.

YOUTH DIVERSION

No persons under 21, per law, allowed entry; prepackaged products in secure packaging.

GENERAL COMMUNITY SAFETY

Overall commitment to wellbeing of community; based on past experience.



Addressing **safety.**

ACCESS TO PUBLIC TRANSIT

Less than 500ft from Jackson Sq. MBTA station, Blue Bikes and 22, 29, 44 bus lines.

ON SITE PARKING

Car loading area on side lot & planned short term bike parking on site for staff.

PLAN FOR PRODUCT TRANSPORT

Unmarked carriers via independent transport license; scheduled & coordinated drop offs.

TRANSPORT OF MONIES

Coordinated with designated bank partner.

OTHER PARKING CONCERNS

Exploring discussions with adjacent property owner for expanding parking options.



Addressing **parking &** **transportation**

Responding to community concerns

Substance Abuse: Members of the broader community expressed concerns about Horizons for Homeless and the constituents that the organization serves, primarily their families dealing with Substance abuse. KG Collective has met with members from Horizons for Homeless and have indicated, through our outdoor frontage and interior capacity plans, that these measures will help in reducing the congestion of potential customers who, in other cases, would stand outside of the facility, close to the Horizons for Homeless entrance. Also, KG Collective reiterated that all cannabis products sold on location will be prepackaged and customers are NOT allowed (by law) to consume cannabis on or in the vicinity of the KG Collective location. Lastly, KG Collective has agreed to fund and host educational community conversations around cannabis use through our community partner Minorities for Medical Marijuana and cannabis expert, Darrel Black.

Academy Homes: Members of the Academy Homes expressed concerns about the proximity of the location to the community development. KG Collective has shared that the city and state designate where cannabis retail dispensaries can open. KG Collective has presented an outdoor frontage and interior capacity plan to address the concerns raised about location loitering, and creating an outdoor facade that doesn't encourage or give appeal to recreational marijuana activity or patronage. Any retail business at this location, at some point, would have the challenge of managing customer traffic with proximity to Academy Homes.

Association Involvement in the Community: Members of the community organizations inquired whether members of the KG Collective would be open to participating in community level association groups, such as Egleston Square Main Streets. KG Collective members have met with the community groups and have agreed to join any community association group within our capacity. Similarly, the members of the KG Collective are also current members of the Mission Hill Main Streets. Here are the items that we've attempted to address, but our outside of our control at the moment:

Parking: Members of the community expressed concerns relative to parking and our business not having off-street parking available to our customers. Being that the property has little to no open space it would be impossible to create off-street parking on our site. Any new business that would occupy the space would have the same parking limitations. At the moment we are in active conversations with several abutters in the neighborhood regarding the leasing of private off street parking spaces. KG Collective will continue to explore off street parking options in the area and do its best to provide spaces for customers and/or employees.

Our location is in a prime position that is easily accessible by public transportation. We are approximately 500 feet away from the Jackson Sq. MBTA station and steps away from the 22, 29 and 44 bus stops. We plan to cover 100% of the costs of employee public transportation in order to promote the use of public transit by staff. We align ourselves with the goals and plans of the "Go Boston 2030". The Go Boston 2030 plan set an aspirational goal to decrease the number of Boston commuters driving alone to work by 50% and increase the percentage of commuters taking public transit by a third. This means a dramatic shift in mode choices, incentivizing non-auto travel and infrastructure, and an increase in multimodal connectivity and transit options.

DIVERSITY & INCLUSION PLAN

Enhance existing hiring & recruitment model we've established with Mission Hill business.

EMPLOYMENT PLAN

Commitment to hiring from the community, to reflect who lives in the community.

FOCUS ON BOSTON RESIDENTS

Career development pipeline created through our merchandise & online business. Financial monies to community organization (crowdsourced).

FOCUS ON MINORITIES & WOMEN

Owner operated and financed by local minorities. Boston cannabis jobs fair + Kush Groove networking events. Employing CORI individuals & contractors is a commitment demonstrated with our Kush Groove businesses & will continue to commit to moving forward.



Addressing commitment to the Community.

STARTING WAGES FOR EMPLOYEES

Starting wages will be \$17/hr. for FT employees with benefits.

EMPLOYEE BENEFITS

Employee benefits will include, but not limited to, medical, paid time off, paid Holidays

TRAINING AND EDUCATION

Provide 20 hours of free training and educational seminars to individuals who meet the criteria outlined in our Plan Populations.

LOCAL HIRING & RECRUITMENT

50% of KG Collective Agents will be Boston residents, 50% will be Women and 75% of KG Collective Agents will be minorities, veterans, people with disabilities and/or people who are LBGTO+. We will host 2 career fairs & postings will be listed with the MassHire Greater Career Center.



Hiring Plan

Women With Purpose



SUPPORTING ORGANIZATION

Women with Purpose is a Boston based organization that empowers, educates and advances women of color through professional development seminars, empowerment workshops and networking events. WWP creates a safe, inclusive and inspiring tribe of diverse women who lead authentically, strive to become a better version of themselves and empower one another.

WEBSITE INFORMATION

<https://womenwpurpose.com/>

SUPPORTING ORGANIZATION

Minorities for Medical Marijuana is committed to cultivating a culturally inclusive environment where diversity of thought, experience and opportunities are valued, respected, appreciated and celebrated. The Massachusetts chapter is ran by local advocate Darrell Black and provides educational programming for local advocates and entrepreneurs about the MMJ industry.

WEBSITE INFORMATION

<https://minorities4medicalmarijuana.org/>



MMM | Mass Chapter

Beat The Odds, Inc.

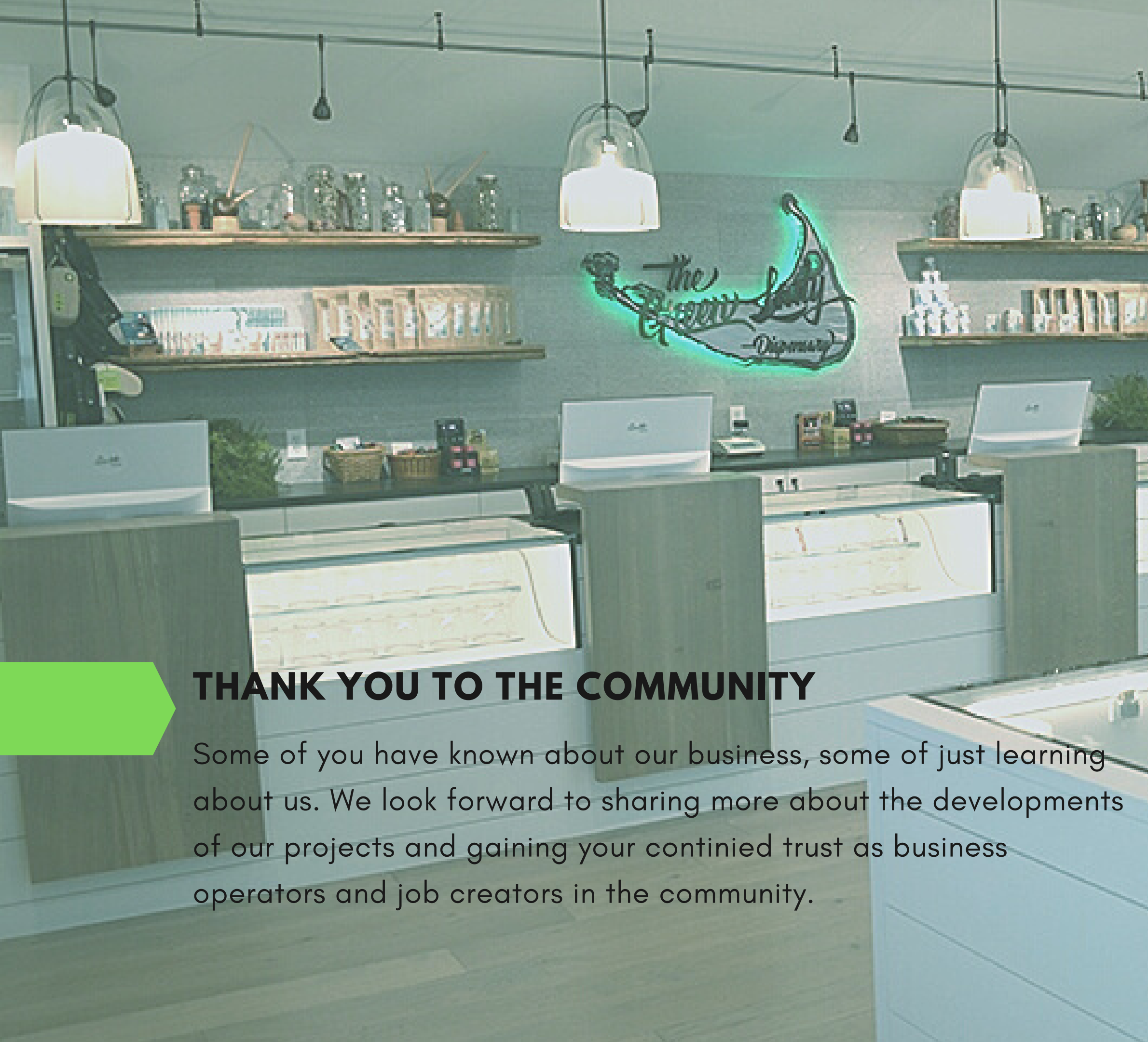


SUPPORTING ORGANIZATION

Beat the Odds is dedicated to serving under-resourced youth in Boston's low-income communities through its Creative Youth Development Program. With the recent decline of funding for music and art programs in public schools, we aim to help fill that void by providing students with a unique opportunity to explore their creativity and unlock their hidden talents.

WEBSITE INFORMATION

<https://www.btoboston.org/>



Questions, Feedback, Comments



THANK YOU TO THE COMMUNITY

Some of you have known about our business, some of just learning about us. We look forward to sharing more about the developments of our projects and gaining your continued trust as business operators and job creators in the community.