

Boston Urban Dispensary

Recreational Cannabis Business 1114-1118 Blue Hill Ave Dorchester Ma, 02124

Email: budcares365@gmail.com

Website: www.budcares.org

OUR VISION

WHAT WE AIM FOR

Furthering our cause is the most important goal of our organization. We seek to support, empower, and provide high quality resources to our community in a safe and secure environment. Our success isn't measured in terms of wealth or profit margin, but by the value we provide to those we serve.

WHO ARE WE?



Edwin Alicea

Chief operating officer Co-owner BUD Financial Investor Grew up in Dorchester /Mattapan R.E. Investor in Dorchester,Roxbury Retired BPD



Ivan Montes

Facility owner
Administrator
Co-owner BUD
Owner Boston Auto
Design 28yrs proposed
location
Grew up in South End



Norma Ayala Leong

Director of compliance and Security Former Deputy Superintendent Boston Police Department Grew Up in Roxbury and has lived in all areas of the Boston

OUR EXPERIENCE

- 25+ -years of real estate ownership,
 management and small business
 ownership
- 25+ years -Expertise in the areas of retail operation, construction, customer and community service
- 30+-Years -Business owners grew up in, work in, invested in and live or lived in the city of Boston and existing neighborhoods

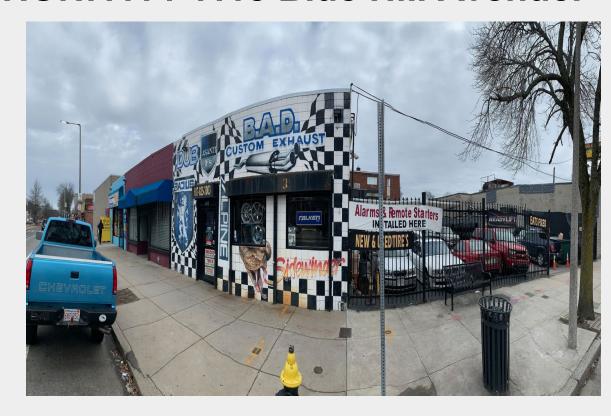


PROPOSED LOCATION: 1114-1118 Blue Hill Avenue.

Over 4,400 square feet of ground level retail space

5,992 sf of outdoor Parking space included for a total of 10,392 sf of useable space.

Easily accessible by several public transportation bus routes with ample parking



OPERATIONS OVERVIEW

HOURS OF OPERATION

- 7 days a week
- Monday- Saturday -10AM to 9PM
- Sunday 10AM-7PM

ORDER AHEAD AND LINE MANAGEMENT

- ID Check-In Area can hold 30/40 customers in queue
- Online pre-ordering option and advance fulfillment will help ease vehicle traffic
- Website online order fulfilment area will help with easement of customer traffic
- Off street & sidewalk pedestrian waiting lines within parking lot perimeter and side entrance minimizing sidewalk traffic to no waiting line on sidewalk minimizing pedestrian obstruction
- Trash containers checked and emptied on a daily basis throughout interior and exterior of vicinity







TRANSPORTATION & PARKING

FLOW MANAGEMENT

• Separate line inside for online pick-up orders as well as off street numbered parking spaces for online pick-up orders

PARKING AVAILABILITY

- 14 private off street parking spaces within
- 2 HP accessible parking space
- 4/5- on street parking space in front of the building



ADDITIONAL MEASURES

- Good Patron Pledge: If you double park, you will not be served
- Encourage public transit and ridesharing

PUBLIC TRANSIT ACCESSIBILITY -Bus stop in front of Business

- 28 BUS -275ft to Ruggles station 416 ft to Mattapan Station
- 29 BUS -275ft to Jackson Square 416 ft to Mattapan Station
- 21 BUS -0.1mi to Forest Hills station 0.1 to Ashmont Station
- 15 Bus -1.3mi- Nubian/Fields corner/Hay Market
- Fairmount Line 0.4mi -Readville/South Station



WARE SECURITY SERVICES Founded November 2002



- Family Owned -Person of color security company
- City and State licensed
- Employ armed and unarmed personnel
- State Special Police Officers
- Boston Special Officers
- City and State Constables
- Contracted at least 18 businesses across Boston
- •Provides private security for Congresswoman Ayanna Pressley
- Is an Equal Opportunity Employer
- CORI friendly, supportive of women, persons with disabilities and Black and brown applicants

SECURITY & PRODUCT SAFETY PROTOCOL

Security

- Security personnel and private security to be used accordingly
- Fully secured entrances and exits
- Procedures to prevent loitering; customers only on premises
- Public consumption is illegal: No products visible from public place
- Access limited solely to individuals 21+
- Limited access areas accessible only to authorized personnel
- Emergency policies and procedures for diversion, theft or loss Close coordination with Boston Police and Fire

Product

- Product will be seed to sale technology that allows packages to be traced- empty packages left on street can be traced by security tracking code traced to registered purchaser/customer
- Controlled and tracked sales of cannabis strains and infused products
- Protocols for the safe transportation and delivery of our products
- On-site safety and incident-response plans that incorporate up to date modern security and surveillance equipment
- Over 15 plus security cameras, an electronic locking entrance & employee tracking system, vault, security doors, motion-detection lighting, and shatterproof windows/glass
- Transportation of funds and product by certified approved security personnel only

COMMUNITY IMPACT & HIRING PLAN

People in our communities are the most valuable assets we have

- Up to 20 permanent full & part time jobs providing a better than standard living wage \$15/16 hr plus Health benefits
- 60/70 percent local resident employment
- 80% Boston Residents
- 51% Woman
- 60% people of color
- People with Disabilities & LBGT community- Prioritized
- Collaboration with Mayor's Office of Returning Citizens and MassHire, El Mundo, Banner,
- Agreeable Community donations and or sponsorship availability through a community engagement fund with guarantee annual contributions based on need to local charities & non profit organizations after first year of operation up to \$50,000.00
- Product & employment educational training Program for career advancement
- Our work environment will encourage employee volunteerism and additional charitable giving on a personal level
- Mutually beneficial relationships built with nearby business owners, community members and the City through on-site quarterly business meetings.

DIVERSITY & INCLUSION MEASUREMENT PLAN

Report to the cannabis board on a yearly basis or upon request:

Employee: Gender, race, sexual orientation and disabled status of employees

Number of jobs created, where jobs classifieds were posted and by whom

Number of employee business trainings relating to diversity, implicit biases, sensitivity training and number of employee volunteerism

Internal work advancement trainings & Job advancements

SUPPORT IN THE COMMUNITY

Continued commitment to outreach and continued dialogue:

200 + Support signatures

20+ Immediate local Business signed support letters

WANA: Woodrow Ave. Neighborhood Association-Support Letter

Non-Opposition Letter from Boston City Councilor Andrea J. Campbell



LLOW US ON: FACEBOO

September 9, 2021

Edwin Alicea and Ivan Montes
As active leadership committee members of the
Woodrow Avenue Neighborhood Association (WANA),
we support your proposal to create the Boston Urban
Dispensary at 1114-1118 Blue Hill Avenue in Dorchester.

In your presentation to the Woodrow Avenue neighborhood, you addressed many areas of community concern from your long-term ties to the area, both business related and personal, parking, and security to the possibility of several new, local employment opportunities (these will be most welcome).

WANA's leadership is especially excited to know that we will have your support in our efforts to continue making a promise of the properties of the community fund to support local monoport for granizations and community groups, you have given us an unexpected and welcomed benefit.

Again, we are excited for the future of our neighborhood. The business community on this part of Blue Hill Avenue can only be enhanced by this venture especially as you build partnerships and expand foot traffic in the area.

Nina Johnson-Letona and Lynette Griffeth Fields WANA Leadership Committee Members Woodrow Avenue Neighborhood Association (WANA) PH: 857-342-5853 | woodrowaveassoc@gmail.com Join our conversation https://www.facebook.com/groups/WANABOSTON/

"Alone, we can do little; together we can do much." - Helen Keller



July 13, 2021

Lesley Hawkins Boston Cannabis Board 1 City Hall Square

Re: Proposed Marijuana Establishment at 1114-1118 Blue Hill Ave.

Dear Lesle

As the District 4 City Councilor, I am writing this letter to express non-opposition to the development of the marijuana retailer BOSTON URBAN DISPENSARY at the location of 1114-1118 Blue Hill Ave in District 4, in the neighborhood of Mattapan.

The owners of BOSTON URBAN DISPENSARY meet the guidelines to operate a marijuana retail establishment set by the Cannabis Control Commission and have conducted a thorough community process throughout the Mattapan neighborhood.

I have received letters of support for this project. As a result, I believe the business should be able to move forward in the process.

If you have any questions or concerns please do not hesitate to contact my office at

Sincerely.

Andrea J. Campbell Boston City Council. District 4

> BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201 617-635-3131 EN: 617-635-4293 * ANDREA-CAMPHELL#BOSTON.GOV

THANK YOU!

Questions?

CONTACT INFO

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