REDEMPTION BOSTON

PROPOSAL FOR AN ADULT-USE MARIJUANA DISPENSARY

29 Stanhope St., Boston, MA

February, 2021

OVERVIEW

Redemption BOSTON seeks to open an adult-use marijuana dispensary at 29 Stanhope St., Boston, MA

- ***Redemption BOSTON*** was founded by Geoffrey Reilinger, a lifelong resident of Back Bay who grew up 2,500 feet from Stanhope, and currently lives with his newborn child and dog 1,500 feet from Stanhope
- The City of Boston has developed strict guidelines to regulate the sale of marijuana in the city, and we plan to exceed those standards in our operation
- Stanhope is currently home to nightclubs and bars which have an uncertain future, so our arrival will add life and vibrancy to an otherwise dormant storefront and commercial area and help the adjacent businesses as a result of the new shoppers
- The primary market for ***Redemption BOSTON*** will be local residents, area office workers, and Boston visitors, so few vehicles are expected based on these markets
- ***Redemption BOSTON*** projects roughly 150 customers/day (~20 per hour).
- Our site on Stanhope is located directly across the street from Back Bay MBTA station providing easy customer access
- There are no public or private K-12 schools within 500 feet, as required by the City.

TEAM

Redemption BOSTON's CEO, Geoffrey Reilinger, was diagnosed with Multiple Sclerosis in 1996 and has used medical marijuana with incredible results since 2001. Geoffrey has extensive business experience, an MBA from Babson College, and he is currently a small business owner in Chelsea, MA. Geoffrey has been involved in the medical marijuana movement since 2011 helping to educate the community and policymakers, and successfully secured a license in 2017 for Compassionate Organics on Newbury Street, Boston, which with partners continues working to open a medical marijuana dispensary.

Geoffrey presently lives at Avalon Prudential with his 4 mo. old newborn and dog, looking forwarding to using the Frieda Garcia in the future…

LEADERSHIP

Geoffrey Reilinger, MBA, Founder and CEO
Daniel Linskey, Former Superintendent In Chief, BPD, Security Consultant
William Luzier, Counsel and Director Campaign to Regulate Marijuana Like Alcohol

ADVISORY BOARD

Dr. Elizabeth Gonsalves Reilinger, 30+ year health professional and former Chair, Boston School Committee
Dr. Richard Atkinson, MD, Columbia School of Medicine

Redemption BOSTON is committed to recruiting and developing top notch talent that reflect the diversity of our customers and population, and we will make recruiting efforts towards this end. For us this isn't a tagline, it's a reflection on who we are as a company and how we want to be viewed by our community.

OPERATING AND SECURITY GUIDELINES

- Limited cash and product maintained on-site at any time
- $20 **minimum** purchase requirement and **NO** single pre-rolled joint sales
- Marijuana is packaged in tamper-proof, child-proof packaging
- A fully monitored and secured room within the facility (the vault) is where product will be stored
- Separate entry and exit doors will ensure smooth foot traffic patterns
- Full service, secure retail banking services have been secured through *Century Bank,* limiting cash stored on the premises
- Two-tiered check-in system includes Security Officer at entry to deny access to customers who are not legally permitted while monitoring the activity around the facility, with a second security member in the showroom checking customers for age qualification
- 24/7 CCTV monitoring throughout and around the facility, with recordings maintained for 90 days with direct camera access to the BPD if requested.
- Centrally monitored security system with failure notification system that provides audible, text, or visual notification to key staff in the event of failures of any of the security features*
- A duress alarm connected to local public safety or law enforcement authorities will be installed at multiple stations*
- Comprehensive employee security training will be required and continuously reinforced
- Redemption will offer employee escorts upon customer request to provide them with an additional measure of safety.

* Required by 105 CMR 725.000 Implementation of an Act for the Humanitarian Medical Use of Marijuana

HEALTH & SAFETY AT REDEMPTION

Because **Covid-19** has changed the way business is conducted, ***Redemption*** will maintain policies consistent with the health and safety of our Clients, Staff, and vendors including:

eHealth and Safety – Limited Client Interactions

- Check-in process will utilize customers' cell phone
- Marijuana will be sold through staff assistance as well as state approved vending machines for contactless sales
- Staff member will be positioned behind clear plexiglass screens to assist clients who don't use self checkout
- Product will be secured and dispensed from fully secure room using teller window setup to eliminate face-to-face interaction for those who choose not to use self-checkout vending machines
- Clients make payment through supervised self-checkout so no human interaction
- Video screen menu boards instead of shared paper menus to ensure a safe environment

Interior Safety Features

- Hand sanitizing stations throughout the dispensary
- Ample waiting area with properly spaced seating for clients waiting for order pickup
- Automatic touch-less entry doors
- Antimicrobial door handles on interior doors

WHY REDEMPTION

Redemption BOSTON will be the only locally owned and operated dispensary in Boston, leading to a commitment to the community and the customers whom we serve. We will provide preference in hiring for **locals and those from protected classes in MA**, and we will strive to maintain staff as diverse as the community which we serve.

Why Stanhope:

- Stanhope is situated in a discreet location, out of eyesight, yet accessible due to the high traffic adjacent streets
- No K-12 schools in immediate vicinity, and virtually no casual walkers-by
- Few immediate accessible residential neighbors due to nature of neighborhood
- No traffic impact due to easy access and plentiful garage parking less than one block away

Local Roots:

- Staff will be comprised of local residents, with an emphasis on residents of underserved communities
- Local vendors will be sought for contracting, security, and any other trade-work required for the project
- Our CEO will join the Frieda Garcia Park board, and be an active and easily accessible member
- The attached Good Neighbor Agreement demonstrates our operating commitments to the community and our customers

FREIDA GARCIA PROTECTIONS

Redemption BOSTON recognizes the importance of protecting all of our neighbors, especially the Frieda Garcia park directly across the street, so the following are options that can be implemented to avoid misuse:

Safety Measures:

- All new customers will be required to read, and consent to abiding by the Boston regulations for marijuana possession and consumption which forbid public consumption
- Any customer violating regulations will be forever banned from entering our facility or purchasing product and their name will be placed on a Do Not Serve list
- The posted security guard will report any illegal activity witnessed from his/her post at the front door (weather permitting)
- The posted detail BPD officer will enforce public consumption laws
- Cameras can be posted in the park (if desired) connecting to security serviced AND Boston Police
- There will be a 24-hour email and phone number that can be contacted immediately with any concerns,
- Board presence in order to help insure a great community space continues to allow families to enjoy the area.

APPENDIX A: GOOD NEIGHBOR AGREEMENT

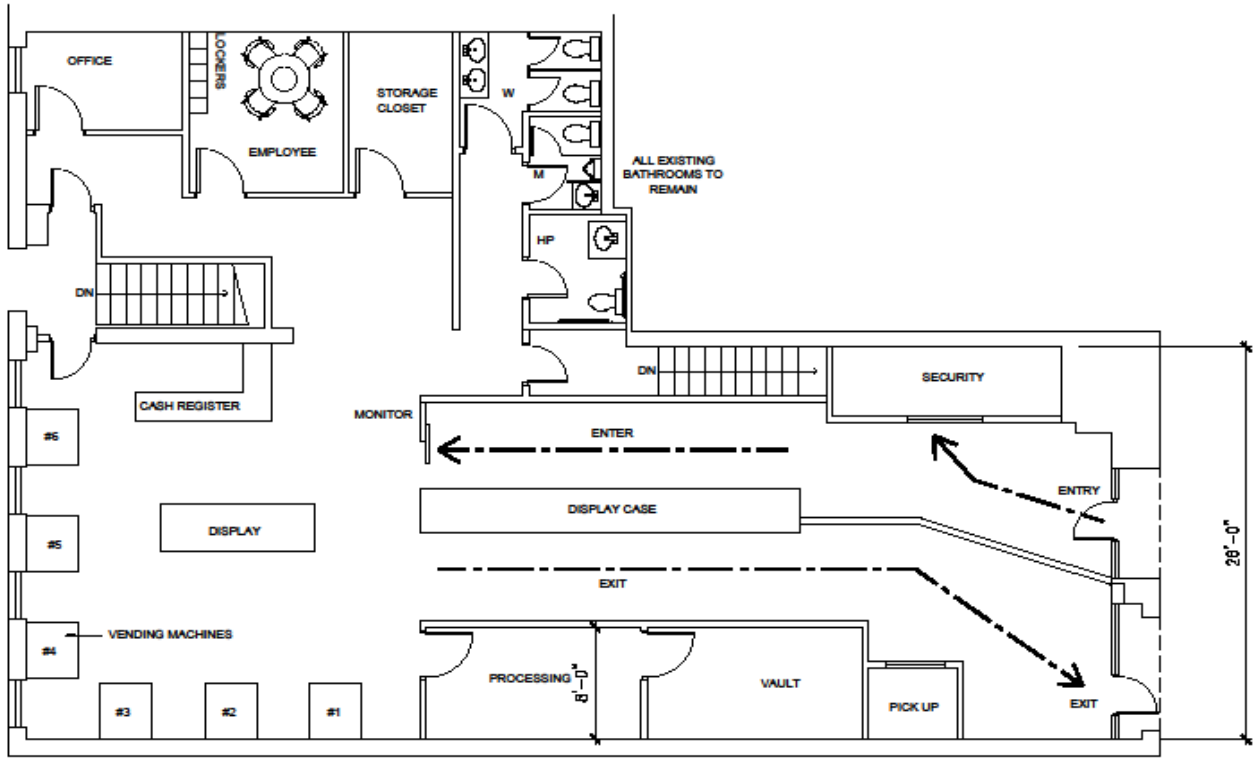
Redemption BOSTON proposes the following Good Neighbor agreement to guide our operating terms so everyone is fully in agreement on acceptable practices for the business:

- Every customer will be required to read and SIGN an acknowledgement of the Commonwealth of Massachusetts and the City of Boston rules and regulations around marijuana purchase and consumption. Including NO PUBLIC CONSUMPTION, NO DIVERSION TO YOUTH, NO OPERATION OF A MOTOR VEHICLE WHILE UTILIZING CANNABIS
- Redemption is committing to holding ongoing stakeholder meetings to review and discuss any feedback from neighbors
- Redemption has committed to using a two-tiered security system which posts one Security Officer at front door to prevent access for anyone who should not be granted access (intoxication, as example)
- Redemption has committed to a minimum purchase amount of $20, so no selling single joints
- Redemption has committed to being a good neighbor and will closely monitor the area surrounding the facility to ensure there is no congregating of our clients. 24/7 CCTV monitoring which is required by the State will monitor the premises during off hours. Safety in the immediate area will be improved
- Redemption will commit to additional measures as deemed appropriate by the City of BOSTON

APPENDIX C: STORE FRONT



APPENDIX D: FLOOR PLAN



29 Stanhope Street, Boston, MA

PROJECT:
RETAIL FIT OUT FOR REDEMPTION CANNABIS
29 STANHOPE ST
BOSTON, MA

PREPARED BY:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450

Drawing Title:
PROPOSED
FIT-OUT
FLOOR PLANS

Scale: AS NOTED
Drawing No.:
Job No.:
Date: 10/28/20
A1.1

Thank You for Your Time and Consideration

Q&A