

# Natural Oasis

a trustworthy partner to the Brighton community, providing an exceptional and practical cannabis-buying experience to its customers.

# Principal Officers

## John R. Jenkins

President/CEO



- President/Owner of West Insurance Agency in Dorchester, a full-service commercial insurance agency founded in 1991.
- President/Owner of Comzer Insurance Agency, a personal lines agency.
- Graduate of Penn State (BA), Katz School of Business of the University of Pittsburg (MBA), and Suffolk University Law School (JD).
- Currently serves on the BOD of Massachusetts Pre-Engineering Program, Crispus Attucks Children's Center Fund, Children's Services of Roxbury, and the Whittier Street Community Health Center's President Advisory Board.
- Past chairman of the Board of Directors of the Massachusetts Department of Transportation. Army Vietnam Veteran.

## Eddie Jenkins

Chief Operating Officer



- 35+ year resident of Boston who currently lives in Jamaica Plain.
- Graduate of the College of Holy Cross (BA) and Suffolk Law School (JD). Currently practices law as Eddie Jenkins and Associates P.C., a community law practice located in the Greater Grove Hall/Roxbury area of Boston. He is also an Adjunct Professor of Law at Suffolk Law School.
- Currently a Trustee of the Thompson Island Outward Bound School, a Board Member of the Urban Edge Community Development Corporation, Board member of Children's Services of Roxbury, Board member of Greater Grove Hall Main Streets.
- He is a Former Prosecutor in Middlesex County DA Office, Former Chairman of the Alcoholic Beverages Control Commission, Former Director of Enforcement at the Registry of Motor Vehicles, and Former Chief Diversity and Civil Rights Officer at the Massachusetts Department of Transportation.

## Greg Czarnowski

VP of Community Relations



- Has 40 years of experience building corporate brands in both B2B and B2C markets and over the past 5+ years he has dedicated his focus on the Massachusetts marijuana marketplace.
- Greg began in the cannabis industry working for one of the largest purveyors of marijuana in Massachusetts, where he handled community outreach efforts. Greg has worked with the cities of Lowell, Greenfield, Boston and Worcester to help with the implementation of their marijuana programs.

## Alexander Mazin

Advisor



- First became involved in the cannabis industry in 2012. He is the founder and CEO of Bud's Goods & Provisions, a MA cannabis retail company.
- In 2016, he founded *Bud's Goods* and currently operates two retail stores with a third on the way.
- 2021, Bud's Goods was awarded "The Best Cannabis Company in New England"
- Prior to the cannabis industry, Alex has had nearly a decade of strategic management consulting experience in the life sciences industry for a top-tier consulting firm and fortune 100 company.

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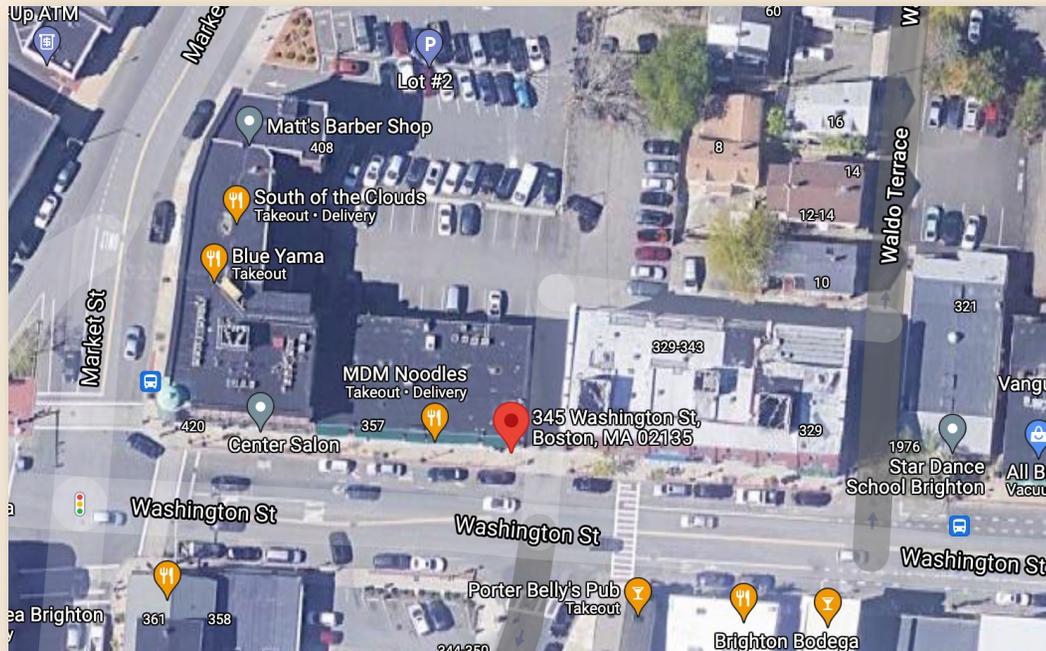
# Proposed Location – Site Suitability

- *Natural Oasis*' proposed location for its Adult Use Marijuana Retail Store is at **345 Washington Street** in Brighton, a commercial space which is ideally suited to utilize a state-of-the-art security system.
- The site is not located within 500 feet of a public or private primary or secondary school, state-licensed child-care facility, public library, public park or playground, or a similar facility in which minors commonly congregate.
- *Natural Oasis* will operate an Adult Use Marijuana Retail Establishment only. No marijuana or marijuana products will be cultivated or manufactured at this location.
- The products dispensed at this location will be curated by *Natural Oasis* buyers and supplied from multiple in-state cultivation and manufacturing facilities, with an emphasis on products sourced from licenses owned by Social Equity Program, Boston Equity Program, and Economic Empowerment Applicants.
- The retail space is approximately 4,000 sq. ft. The site will be remodeled to enable the site to comply with all security requirements per 935 CMR 500.
- The store will consist of a first-floor check-in area with retail sales in the basement of the building.
- Proposed hours of operation: Monday – Saturday, 9AM – 10 PM; Sunday 10 AM – 9:00 PM



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# Proposed Location – Transportation



- The facility is easily accessible by public transportation (within two blocks of the 51, 57, 501, 86, and 65 bus routes), personal vehicle, foot, or bike (within blocks of two BlueBike stations with 32 stalls).
- The site has eight dedicated parking spaces with the option of two additional parking spots for its exclusive use. The building abuts Municipal Lot #2, which maintains over 40 spaces for public use. Additionally, there is street parking on both sides along Washington Street and adjacent Market Street.

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# Diversity and Inclusion

- *Natural Oasis'* goal is to have **80% of its employees identify as either Boston residents or diverse individuals** (people of color, women, veterans, LGBTQ+, disabled, or people from immigrant populations) through partnerships with mission based organizations, career service programs in partnership with Community Colleges, career fairs, with a laser focus on retention.
- Natural Oasis is committed to providing opportunities to ex-offenders who have been disproportionately impacted by the enforcement of drug laws in our society, with plans to have **15% of its staff be comprised of individuals with criminal records**. For each percentage point that Natural Oasis falls below this threshold during an annual staffing analysis, Natural Oasis will **donate \$1,500.00 to Greater Boston Legal Services** for use on expungement services in order to further assist individuals with criminal records.
- Natural Oasis will provide mentorship or internships to **eligible students from local Community Colleges each year**.
- Natural Oasis' staff will devote at least **100 hours of community service towards Boston entities furthering diversity and inclusion initiatives each year**. Staff will be paid for all community service hours.

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# Employment Plan

- Open positions will be submitted to the Boston Office of Returning Citizens, local community colleges, the Office of New Bostonians, and MassJobs to attract **local talent**, with an emphasis on Boston residents.
- The Company will provide incentives, including bonuses and priority notice, for existing employees who **refer** other qualified individuals for employment.
- *Natural Oasis* will host or participate in **career fairs** so as to attract and hire local residents of diverse backgrounds. *Natural Oasis* will utilize **diverse publications**, including Blackjobs.com, United Latino Job Bank, LatPro.com, Black Career Network, HBCU Connect, Asian Hires, NAAAP Career Center, iHispano, Diversity Inc., and Diversity Job Board, to advertise job opportunities.
- *Natural Oasis* recognizes its responsibility to help combat the disproportionate impact of drug enforcement and will work with organizations that provide ex-offenders with employment. *Natural Oasis* will work with these organizations to provide job training and workforce partnerships for qualified and eligible employees.
- *Natural Oasis* will seek to retain employees through comprehensive benefits including a living wage, health benefits, and workforce training programs; clearly defined organizational structure with guidance relative to raises, bonuses, and career growth; and suggestion boxes and anti retaliation policies.

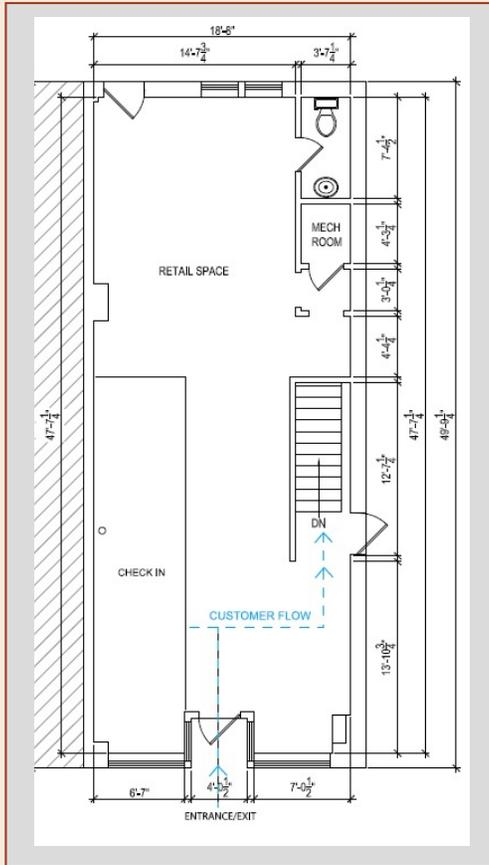
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# Community Support and Involvement

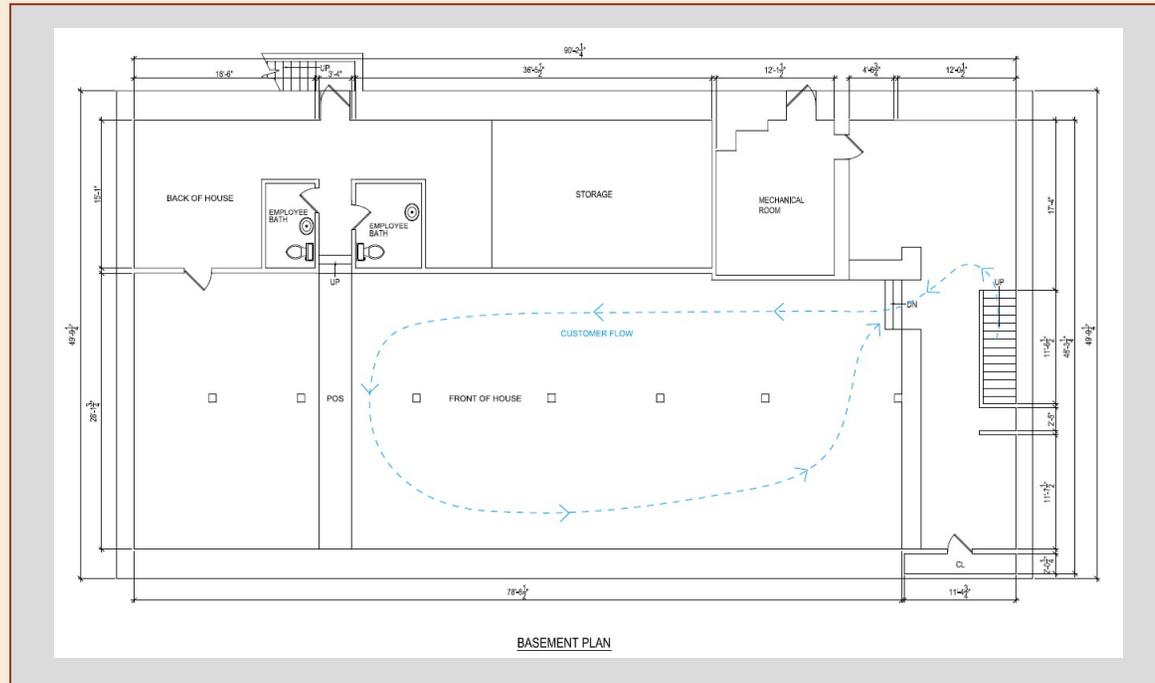
- We plan to be an **active partner** in the community. We will dedicate our time and our staff to be active members in Brighton through multiple streams of community involvement and service. We seek to revitalize a commercial stretch within the Brighton community that was hit hard by the pandemic.
- Natural Oasis will engage in **local park cleanup** days and **corporate volunteer** days with local organizations.
- We will establish two annual \$5,000 Community College **scholarships** for Brighton High School graduates, one at Bunker Hill Community College and one at Roxbury Community College.
- *Natural Oasis* has received **21 letters of support** from local businesses in Brighton.
- We have met with the following city and state **officials** and Brighton **community leaders**:
  - Conor Newman – Boston Neighborhood Services
  - Liz Breadon – Boston City Councilor for District 9
  - Kevin Honan – State Representative
  - Michael Moran – State Representative
  - William Brownsberger - State Senator
  - Aidan McDonough, Executive Director of Brighton Main Streets
  - Helen Connolly, Project Manager at Allston-Brighton Substance Abuse Task Force / “Pauses”

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# Floor Plan



The facility was specifically designed to exceed the security and operational requirements set forth within 935 CMR 500 and the Boston Cannabis Board's rules and regulations and with the safety and security of consumers, employees, and the general public in mind.



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Questions?